



Fouracres, Letchworth Garden City, Hertfordshire. SG6 3UF





4 Bedroom Detached House

£725,000 Leasehold

Offered to the market chain free, this well presented, detached four bedroom, two bathroom property is located within the highly desirable 'Manor Estate'. Offering spacious accommodation throughout, the property further benefits from having a driveway and garage while being situated in a cul-de-sac close by to 'Lordship Farm' school.

- Chain free
- Four bedroom detached
- Garage and driveway
- WC & utility rooms
- Office/study
- Highly sought after 'Manor Estate'
- Close proximity to 'Lordship Farm' school
- Bright and spacious
- EPC rating D. Council tax band F

Ground Floor

Entrance Hall:

Upvc door to front. Full height privacy window to front. Carpet. Radiator.

Study:

Abt. 10' 0" x 6' 9" (3.05m x 2.06m) Carpet. Radiator. Window with large shelf to front aspect.

Living Room:

Abt. 17' 10" x 13' 7" (5.44m x 4.14m) Carpet. Two radiators. Multiple tv points and electrical sockets. Window to side aspect. Window to rear aspect. Sliding doors to back garden.

Dining Room:

Abt. 10' 6" x 8' 7" (3.20m x 2.62m) Carpet. Radiator. Sliding doors to rear garden.

Kitchen:

Abt. 10' 6" x 8' 9" (3.20m x 2.67m) Tiled flooring. Window to rear aspect. Tiled walls. Worktops with a range of wall and base mounted units and integrated ovens, gas hob, extractor and sink/drainage. Plumbed appliances.

Utility Room:

Abt. 6' 9" x 5' 7" (2.06m x 1.70m) Tiled flooring. Worktop with space for washing machine. Wall and base mounted cupboards. Boiler. Window to side aspect. Butlers sink. Upvc door to Side access.

WC:

Tiled Flooring. Privacy window to side aspect. Low level WC with tiled splashback. Wall mounted sink with tiled splashback.

First Floor

Principal Bedroom:

Abt. 12' 8" x 11' 0" (3.86m x 3.35m) Carpet. Radiator. Window to rear aspect. Built in wardrobes.

Ensuite:

Lino flooring. Window to side aspect. Sink. Shower.

Bedroom Two:

Abt. 11' 0" x 10' 11" (3.35m x 3.33m) Carpet. Radiator. Window to rear aspect. Built in wardrobes.

Bedroom Three:

Abt. 11' 0" x 7' 5" (3.35m x 2.26m) Carpet. Radiator. Window to rear aspect. Built in cupboard.

Bedroom Four:

Abt. 8' 4" x 6' 3" (2.54m x 1.91m) Carpet. Radiator. Window to front aspect. Built in cupboard.

Bathroom:

Laminate flooring. Window to side aspect. Heated towel rail. Sink with vanity unit. WC with integrated cistern. Part tiled walls. B shaped bath with glass screen and wall mounted shower.

Outside Garden:

Enclosed with fencing. Patio area to rear with lawn area and established trees and shrubs. Raised seating area to rear. Path leading to shed. Side access and access to garage. Non overlooked.

Driveway:

Block paving providing offroad parking for multiple cars.

Garage:

Brick built with pitched roof. Side access. Electric door.

Agents Notes:

Draft particulars yet to be approved by the vendor and may be subject to change.

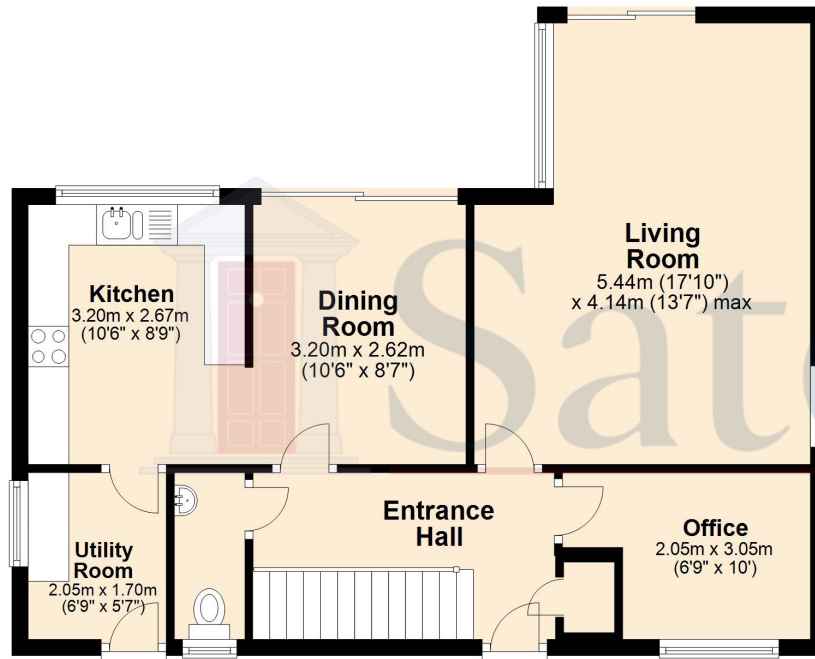




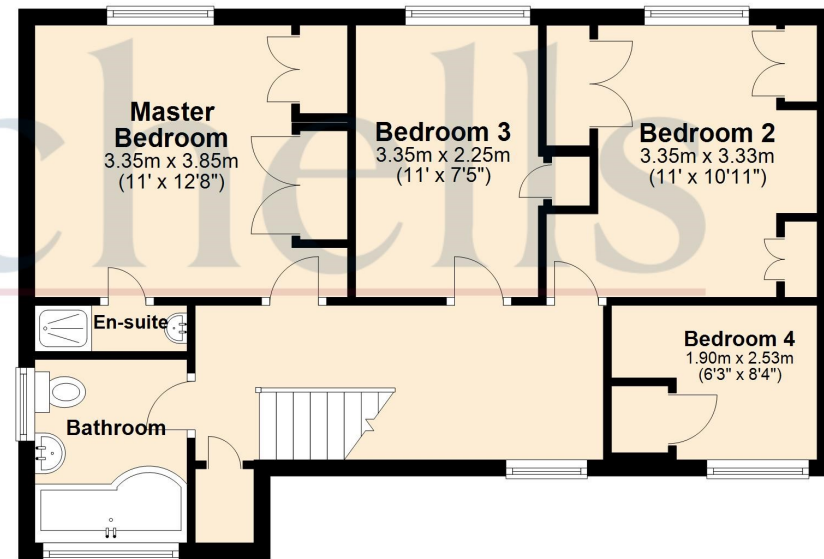
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.