



# 12, Ashdown

Letchworth Garden City,  
Hertfordshire, SG6 4SH

£365,000

country  
properties

A spacious two bedroom end terrace home with plenty of off road parking and a single garage. Internal viewing comes highly recommended to fully appreciate this spacious home.

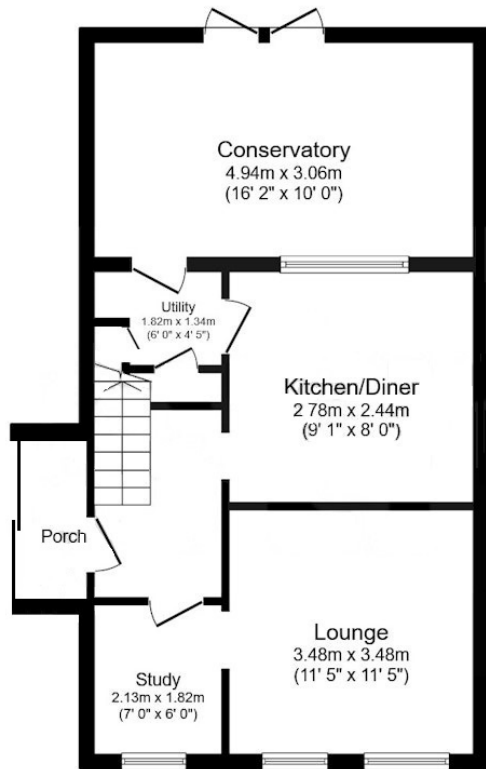
On the ground floor there is an entrance hall, study/home office, lounge with fireplace and a large kitchen/dining room. Off the kitchen is a utility area which in turn leads to the conservatory. Upstairs there are two double bedrooms, bathroom and a separate wc. At the front of the house is parking for a number of vehicles leading to the single garage. The rear garden is private and well stocked with shrubs and trees.

Ashdown is located on the popular Grange Estate on the North side of town. The Grange Estate has numerous popular schools and there is a small shopping area with various shops. The Town Centre and Train Station are still within walking distance. Letchworth Garden City train station has regular links to both London's King's Cross and Cambridge in the other direction.

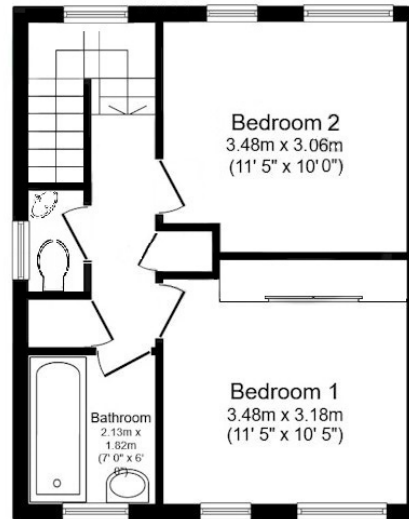
- Internal viewing comes highly recommended.
- Spacious lounge/dining room.
- Lounge with fireplace.
- Study/Home Office.
- Conservatory overlooking the rear garden.
- Single garage and off road parking for numerous vehicles.
- Private enclosed rear garden.







**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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