



26 Bayworth, Letchworth Garden City, Hertfordshire. SG6 2LD





## 3 Bedroom End of Terrace House £340,000 Freehold

Modernized and improved, this three-bedroom end-of-terrace property is located in a quiet residential area of Letchworth Garden City. Offering spacious accommodation throughout the property further benefits from lots of natural light and an easy maintenance enclosed rear garden with rear access. Viewings come highly recommended.



- Freehold
- End terrace
- Stunning modern kitchen
- Porch extension
- Potential to extend (STPP)
- Utility & WC
- Light and spacious throughout
- Three good sized bedrooms
- EPC rating C. Council tax band C

## **Ground Floor:**

### **Porch:**

UPVC front door and second door to hallway, privacy window to front aspect. Carpet.

### **Entrance Hall/Dining Area:**

Carpet. Radiator. Open plan to living room. Ample space for the dining area.

### **Living Room:**

Abt. 13' 1" x 13' 8" (3.99m x 4.17m) Window to front aspect. Dual fuel log burner. Carpet. Radiator.

### **Kitchen:**

Abt. 9' 9" x 13' 4" (2.97m x 4.06m) Window to rear aspect. Full wall-to-wall floor tiles. Underfloor heating. Combi boiler (Worcester). Part tiled walls and splashback. Pantry cupboard. Filtered water taps. Plumbed

appliances. Space for American-sized fridge/freezer. Induction hob Range Master 1100 oven.

### **Cloakroom:**

Low-level WC. Sink. Window to rear aspect. Radiator.

## **First Floor:**

### **Bedroom One:**

Abt.13' 0" x 11' 3" (3.96m x 3.43m) Window to front aspect. Radiator. Carpet.

### **Bedroom Two:**

Abt.10' 9" x 11' 2" (3.28m x 3.40m) Window to rear aspect. Radiator. Carpet.

### **Bedroom Three:**

Abt. 9' 3" x 8' 4" (2.82m x 2.54m) Window to front aspect. Radiator. Carpet.

## **Outside:**

### **External:**

Enclosed rear garden with shaded pergola, patio areas, heater, electrical point, rear access and security light. Option to acquire garage. Front garden.

## **Additional Information:**

### **Agents Note:**

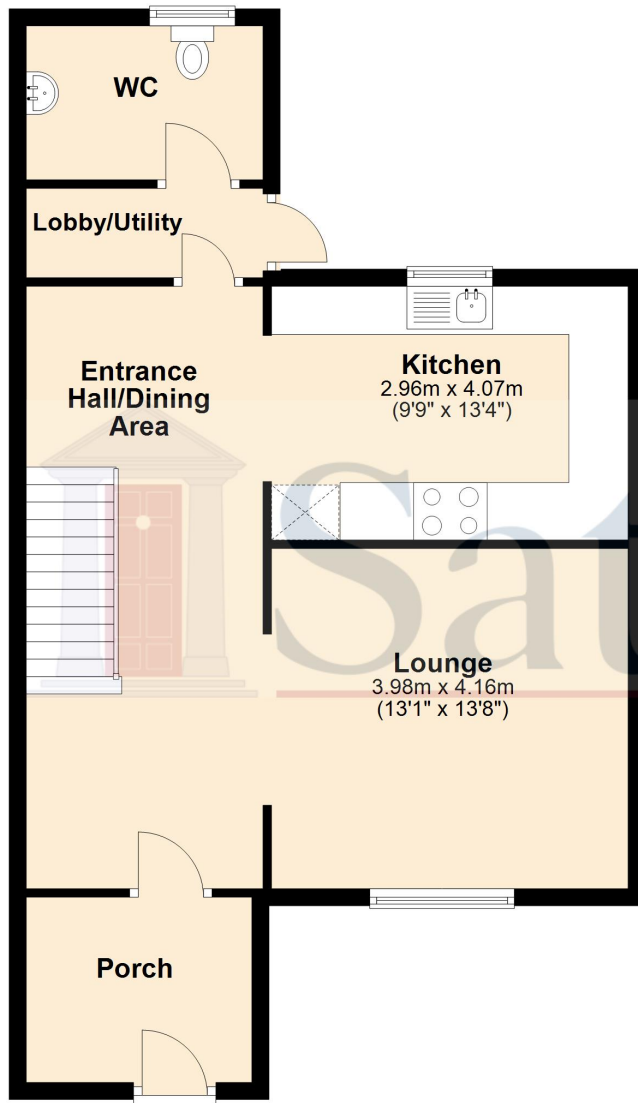
Draft details yet to be approved by the vendor and may be subject to change.



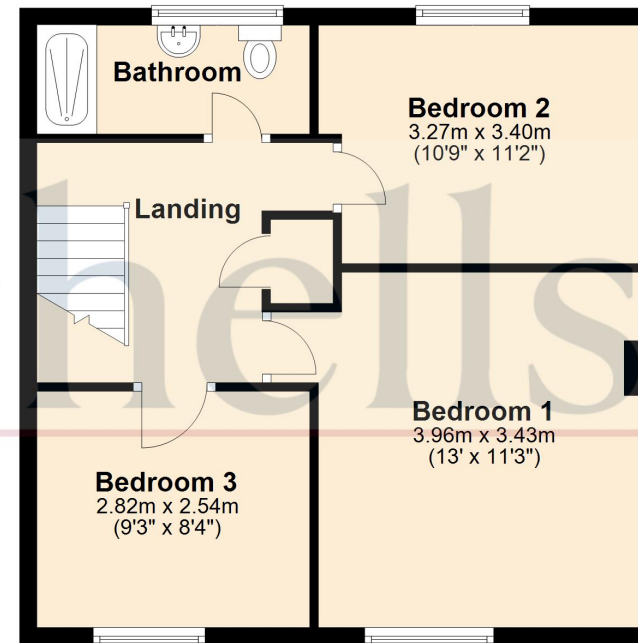


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.