



Maddles, Letchworth Garden City, Hertfordshire. SG6 2QT

Satchells



3 Bedroom Terraced House

£335,000 Freehold

A bright and spacious three bedroom mid-terrace family home benefitting from good sized bedrooms and spacious ground floor accommodation. Located close by to local schools, amenities and access to the A1m, this property further benefits from modern fittings, enclosed rear garden and communal parking. The perfect upsize or first time buy!

- Freehold
- Three bedrooms
- Mid-terrace
- Bright and spacious
- Open plan modern kitchen
- Double glazing throughout
- Enclosed rear garden with decked seating area
- Close to local schools and amenities
- Outside storage space
- EPC rating C. Council tax band C

Ground Floor:**Entrance Hall:**

Laminate flooring. Upvc door to front. Radiator. Cloakroom. Storage cupboard. Carpeted stairs to first floor.

Cloakroom:

Laminate flooring. WC. Wash basin. Radiator. Double glazed privacy window to front.

Living Room:

Abt. 14' 5" x 12' 6" (4.39m x 3.81m) Laminate flooring. Radiator. Internal French doors opening into kitchen. Internal door to hall. Double glazed Upvc French doors to garden decking area.

Kitchen:

Abt. 15' 0" x 9' 7" (4.57m x 2.92m) Lino flooring. Spotlights. Radiator. Space for dining table. Space for American sized fridge/freezer. Solid wood worktops with a range of wall and base mounted units with tiled splashback and integrated oven, electric hob and extractor. Space for plumbed appliances. Double glazed window to front aspect.

First Floor:**Landing:**

Carpet. Two large storage cupboards.

Bedroom One:

Abt. 11' 9" x 9' 8" (3.58m x 2.95m) Carpet. Radiator. Double glazed window to front aspect. Built-in wardrobes.

Bedroom Two:

Abt. 13' 9" x 7' 7" (4.19m x 2.31m) Carpet. Radiator. Double glazed window to rear aspect. Built-in cupboard.

Bedroom Three:

Abt. 9' 9" x 6' 9" (2.97m x 2.06m) Carpet. Radiator. Double glazed window to rear aspect.

Bathroom:

Tiled floor. Tiled walls. Heated towel rail. Suite comprising wash basin, WC and bath with mixer taps and wall mounted shower. Double glazed privacy window to front aspect.

Outside:**Front Garden:**

Block paved pathway leading to covered front door. Fencing to boundary and hedging to front.

Rear Garden:

Enclosed with fencing with gated rear access and non-overlooked to rear. Raised decking directly outside of the French doors from the living space. Pathway leading to gate with lawn space and planted borders.

Storage:

Brick built and located in the garden. Upvc window. Potential conversion to home office.

Parking:

Communal bays to rear of the property with additional on-road parking available.

Additional Information:**Agents Note:**

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

Anti-Money Laundering:

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

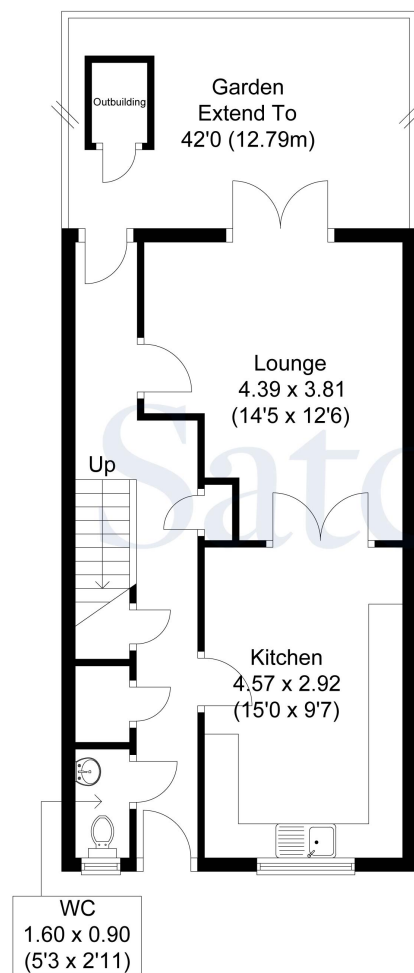




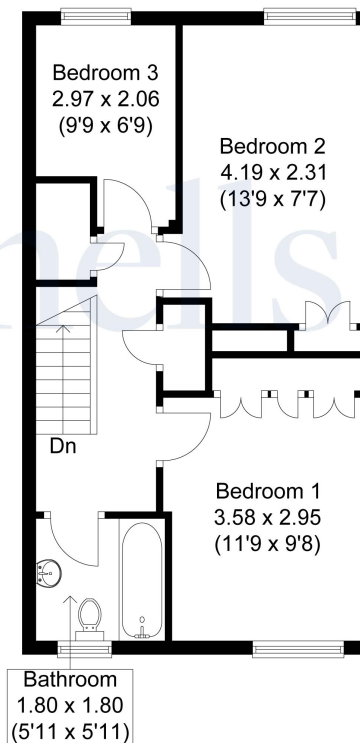
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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Ground Floor



First Floor



Total area: approx. 87.40 sq. metres (940.76 sq. feet)
(Excluding Outbuilding)

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