



4, Shott Lane

Letchworth Garden City,
Hertfordshire, SG6 1SE

£397,500

country
properties

Internal viewing comes highly recommended to appreciate this 2 Bedroom character cottage which is set over 3 floors. The property is located within easy walking distance of the town centre & train station.

Spacious lounge with stripped floorboards. Fitted kitchen with integrated oven and hob. Gas central heating and double glazed windows. Double bedroom on the first floor. Large bathroom suite. Second floor double bedroom. Private enclosed rear garden. Off road parking. CHAIN FREE.

Ground Floor

Entrance Hall

Front door leading to the lounge.

Lounge

12' 8" x 12' 5" (3.86m x 3.78m)

Double glazed window to the front aspect. Radiator. Stripped floorboards. Door leading to the kitchen.

Kitchen

9' 6" x 8' 8" (2.90m x 2.64m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Integrated oven and hob. Plumbing for a dishwasher. Radiator. Stairs to the first floor with cupboard under. Door leading to the rear garden.

First Floor

Landing

Stairs leading to the second floor.



Bedroom One

12' 8" x 12' 5" (3.86m x 3.78m)

Double glazed window to the front aspect. Radiator. Built in cupboard.

Bathroom

12' 4" x 5' 8" (3.76m x 1.73m)

Low level wc, wash basin and panelled bath with shower and glass screen. Radiator. Double glazed window to the rear aspect.

Second Floor

Bedroom Two

12' 5" x 12' 3" (3.78m x 3.73m)

Double glazed window to the front aspect. Radiator. Large eaves storage cupboards.

Outside

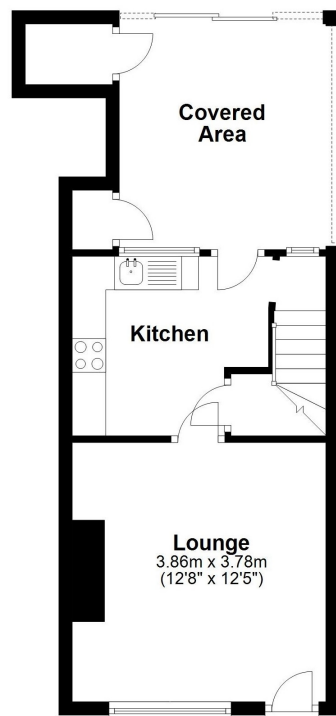
Front Garden

Off road parking for one vehicle. Pathway to the front door.

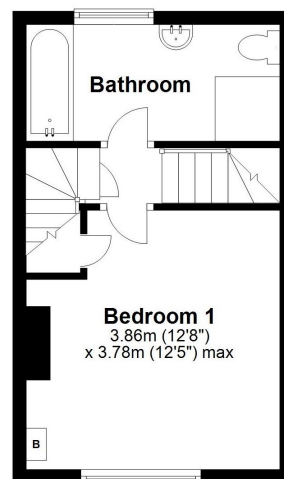
Rear Garden

A real feature of the property is the large rear garden. Adjacent to the rear of the house is a patio area covered by a timber lean-to. There are two brick sheds with power and one has plumbing for a washing machine. The remainder of the garden is laid to lawn with shrub borders. At the bottom of the garden is a timber shed and second paved patio area. Gated access to the side with a right of way across the neighbours rear garden for wheelie bins/bikes etc.

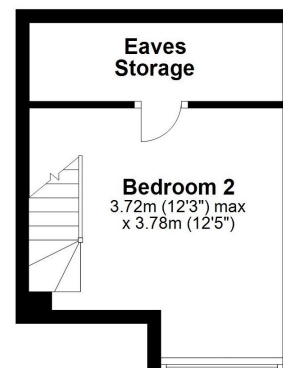




Ground Floor
Approx. 25.1 sq. metres (270.2 sq. feet)



First Floor
Approx. 25.1 sq. metres (269.9 sq. feet)



Second Floor
Approx. 12.7 sq. metres (136.5 sq. feet)

Total area: approx. 62.9 sq. metres (676.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	46	
(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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