



11 Hillbrow, Letchworth Garden City, Hertfordshire. SG6 3RA

 **Satchells**



## 4 Bedroom Semi-Detached House

**£475,000 Leasehold**

This charming four-bedroom, semi-detached property within easy reach of Letchworth town centre and mainline station offers a fantastic living space with modern features throughout. The property is complemented by a driveway providing off-street parking for two cars and a beautifully landscaped, enclosed rear garden, perfect for outdoor relaxation and entertainment.

- FOUR bedrooms
- Semi-detached
- Driveway
- Landscaped rear garden
- Close to town, mainline station and schools
- Separate cloakroom
- Two reception rooms
- Modern and spacious
- Loft extension
- EPC rating D. Council tax band C



**Ground Floor:****Entrance Hall:**

Laminate flooring. Stairs to first floor. Internal doors to living room and dining room.

**Living Room:**

Abt. 15' 8" x 11' 1" max (4.78m x 3.38m max) Laminate flooring. Radiator. Double glazed window to front aspect with wooden shutter blinds. Double glazed French doors to garden/patio area. Fire place with mantle and surround with electric fire.

**Dining Room:**

Abt. 10' 8" x 9' 9" (3.25m x 2.97m) Laminate flooring. Radiator. Double glazed windows to front and side aspect with wooden shutter blinds. Archway leading through to kitchen.

**Kitchen:**

Abt. 9' 1" x 9' 9" (2.77m x 2.97m) Lino flooring. Spot lights. Double glazed window to garden aspect. Worktops with a range of wall and base mounted units and integrated gas hob, oven, extractor, sink & drainer and boiler. Tiled splashback. Space for plumbed appliances and fridge/freezer.

**Internal Hall:**

Lino flooring. Under stairs storage. Upvc door to rear garden.

**Cloakroom:**

Lino flooring. Radiator. Double glazed privacy window to rear aspect. WC. Wash basin.

**First Floor:****Bedroom One:**

Abt. 14' 5" x 9' 9" (4.39m x 2.97m) Carpet. Radiator. Double glazed window to front aspect.

**Bedroom Three:**

Abt. 7' 5" x 8' 4" (2.26m x 2.54m) Carpet. Double glazed window to rear aspect. Radiator

**Bedroom Four:**

Abt. 8' 4" x 8' 2" (2.54m x 2.49m) Carpet. Double glazed window to front aspect. Radiator.

**Bathroom:**

Laminate flooring. Two double glazed privacy windows to front aspect. Radiator. Bath with mixer taps and wall mounted shower and tiled walls. Wash basin with tiled splashback. WC.

**Second Floor:****Bedroom Two:**

Abt. 7' 7" x 18' 6" (2.31m x 5.64m) Carpet. Radiator. Spotlights. Split staircase to sleeping area and dressing area. 2x Velux windows. Eaves storage across both sides.

**Outside:****Front Garden:**

Block paved driveway for two cars. Picket fence with gate and pathway leading to front door. Planted, established flower beds. Path leading to back garden gate.

**Rear Garden:**

Enjoys a sunny aspect and non-overlooked to the rear. Mostly laid to lawn with patio area directly to rear of property. Block paved pathway leading down the side of the garden to another patio/seating space with picket fence, gate and summer house. Enclosed with fencing and planted borders and slate border for pot plants. Two garden sheds.

**Additional Information:****Agents Note:**

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

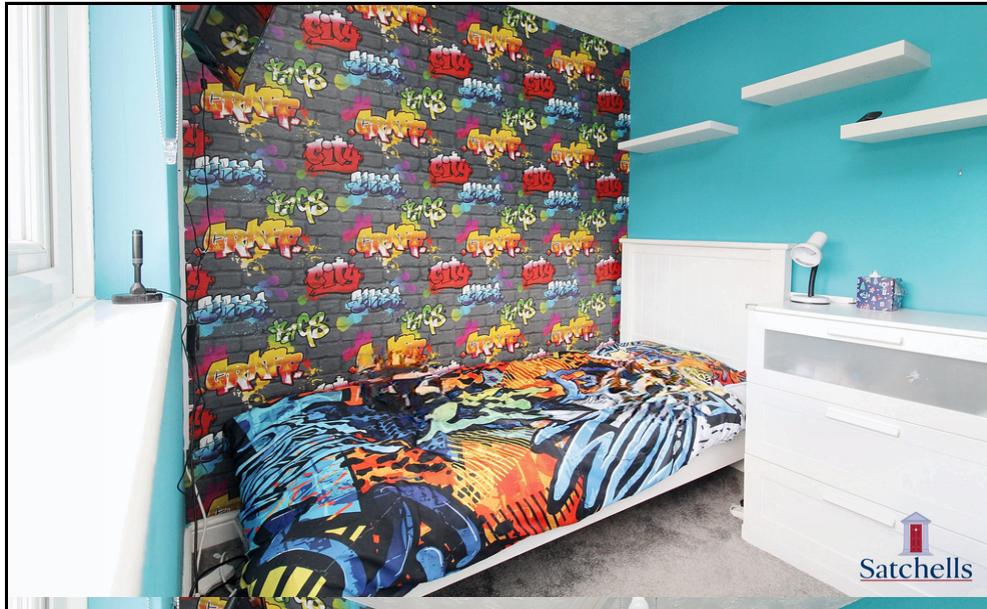




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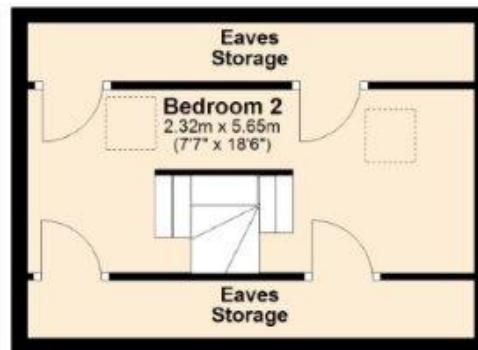
### Ground Floor



### First Floor



### Second 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.

Satchells

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