



Midhurst, Letchworth Garden City, Hertfordshire. SG6 4SF





3 Bedroom Terraced House £390,000 Freehold

A beautifully presented and modernised THREE bedroom family home located within the 'Grange Development' on the north side of Letchworth Garden City. This property benefits from being modernised throughout, a well maintained, sunny rear garden and driveway for TWO cars with an EV charging point. There is also potential to extend STPP.



- Driveway for two cars with EV charging point
- Modernised throughout and very well presented
- Good sized and established sunny rear garden
- THREE bedrooms
- Utility and cloakroom
- Four piece bathroom suite
- Scope for extension (STPP)
- FREEHOLD
- EPC - C - Council tax - C

Ground Floor:**Entrance Hall:**

UPVC door to front, Window to front, Laminate flooring, Stairs, Radiator.

Living Room:

Carpet, UPVC French doors to rear garden, Electric fire, Radiator.

Kitchen/Breakfast Room:

Lino flooring, Tiled splash back, UPVC door to garden, Window to rear, Fully integrated and modern kitchen with worktops and a range of wall and base mounted units, Integrated wine fridge, dishwasher, oven, gas hob with extractor and fridge freezer, Utility/WC.

Utility/Cloakroom:

Separate toilet with Lino floor, WC, extractor and sink, Lino flooring, Plumbed appliances, Window to front, Boiler.

First Floor:**Bedroom One:**

Carpet, Window to rear, Radiator.

Bedroom Two:

Carpet, Window to rear, Radiator.

Bedroom Three:

Carpet, Window to front, Radiator, Built in cupboard.

Bathroom:

Four piece suite, Tiled floor, Part tiled walls, Radiator, Privacy window to front, Fully modernised.

Outside:

Front:

Block paved with parking for two cars. EV charging point.

Rear Garden:

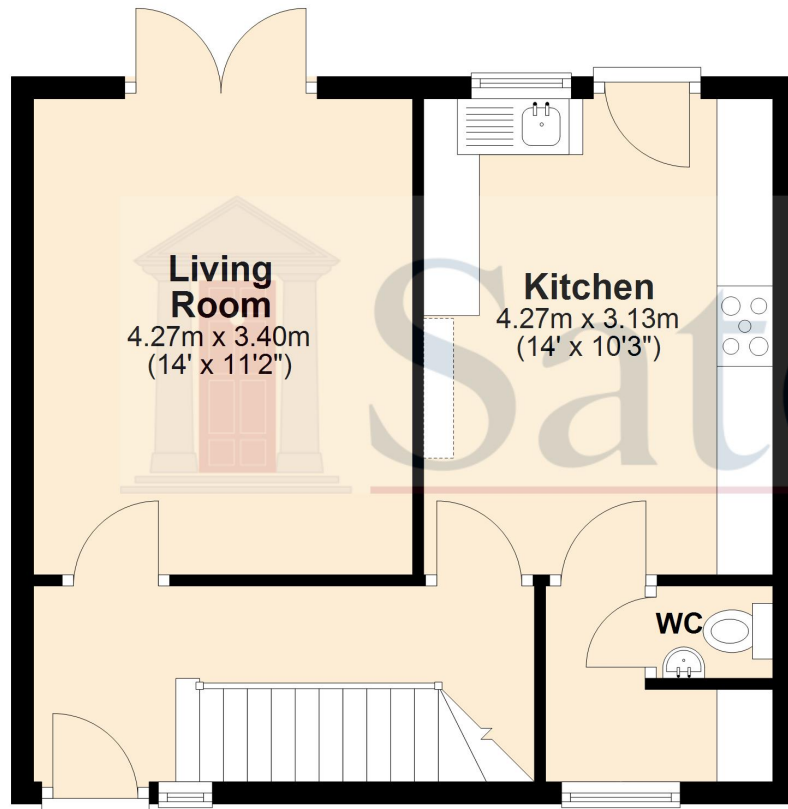
Sunny aspect. Mostly laid to lawn, Patio area with timber built bar, Raised bed, Stone circle patio, Shed to rear, Established borders, Well maintained.



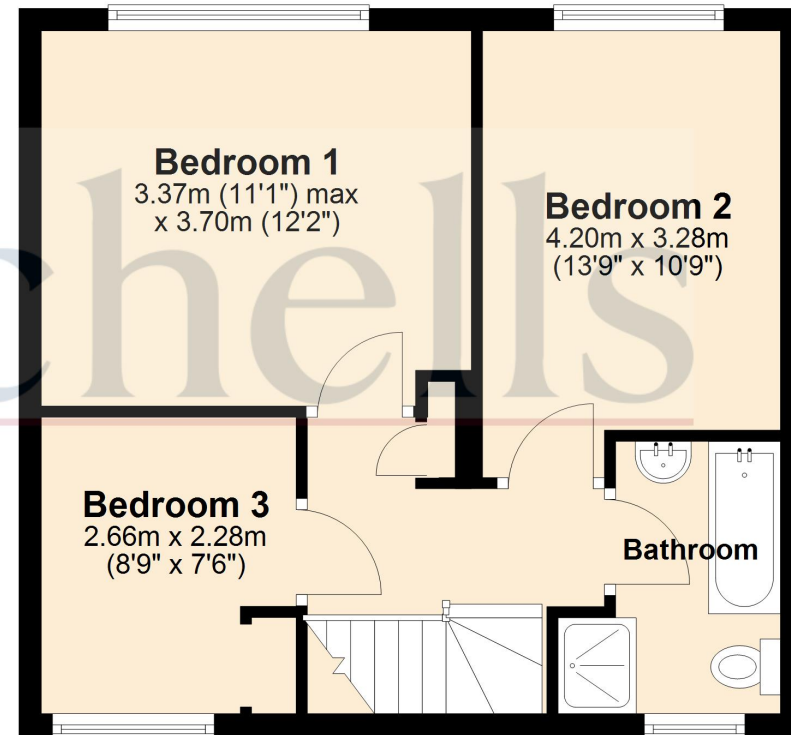


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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