



2 Paynes Close, Letchworth Garden City, Hertfordshire. SG6 1AT



Satchells



## 4 Bedroom Detached House £650,000 Freehold

**\*\*CHAIN FREE\*\*** a spacious extended detached family home located in a quiet cul-de-sac in a desirable area of Letchworth. Close to local schools and just a 15 minute walk from the town centre, complete with an enclosed garden, double garage and driveway, situated on a great plot with fantastic potential to extend STPP.

- Detached family home
- Driveway with double garage
- Entrance hall with cloakroom
- Highly desirable location
- Spacious family home within cul-de-sac
- Four bedrooms
- Walking distance to local shops and parks
- Freehold
- EPC rating C. Council tax band F

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

UPVC front door, carpet as fitted, cloakroom/WC, internal doors to rest of ground floor accommodation.

**Cloakroom:**

Vinyl flooring, part tiled walls, window to front, wash hand basin, WC, radiator.

**Living/Dining Room:**

Abt: 13' 2" x 22' 2" (4.01m x 6.76m) Carpet as fitted, Gas fire, Dual windows to rear aspect, Dining space, Internal door to dining/2nd reception room, Patio door to conservatory, Radiator.

**Dining Room/Office:**

Abt: 17' 4" x 10' 3" (5.28m x 3.12m) Carpet as fitted, radiator, storage cupboard, service hatch.

**Kitchen:**

Abt: 11' 2" x 10' 5" (3.40m x 3.17m) vinyl flooring, solid wood range of base and wall units, sink and drainer, space for hob and oven, space for fridge freezer and plumbed appliances, side door to garden.

**Conservatory:**

Abt: 11' 7" x 9' 8" (3.53m x 2.95m) Windows to rear and side aspect, patio doors to rear, carpet as fitted, electric retractable sunshade.

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

Abt: 12' 5" x 11' 4" (3.78m x 3.45m) Window to side aspect, carpet as fitted, radiator, built in wardrobes.

**Bedroom Two:**

Abt: 12' 4" x 11' 0" (3.76m x 3.35m) Carpet as fitted, radiator, window to rear aspect.

**Bedroom Three:**

Abt: 8' 9" x 11' 0" (2.67m x 3.35m) Carpet as fitted, radiator, window to front aspect, sink.

**Bedroom Four:**

Abt: 9' 3" x 9' 6" (2.82m x 2.90m) Carpet as fitted, radiator, window to front aspect, fitted cupboard with boiler.

**Bathroom:**

Privacy window to front aspect, wash hand basin, low level WC, heated towel rail, wet room style shower.

**Outside:**

**Rear Garden:**

Mostly laid to lawn with established shrubbed borders. Enclosed with fencing. Patio area with seating. Access through to garage. Shed and greenhouse included. South & West facing.

**Double Garage:**

Double garage door to front. Power and lighting. Side access via garden.

**Parking:**

Paved driveway with parking for multiple vehicles.

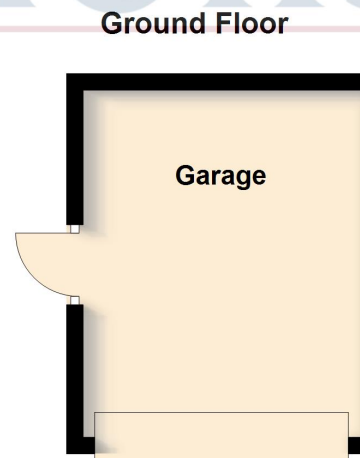
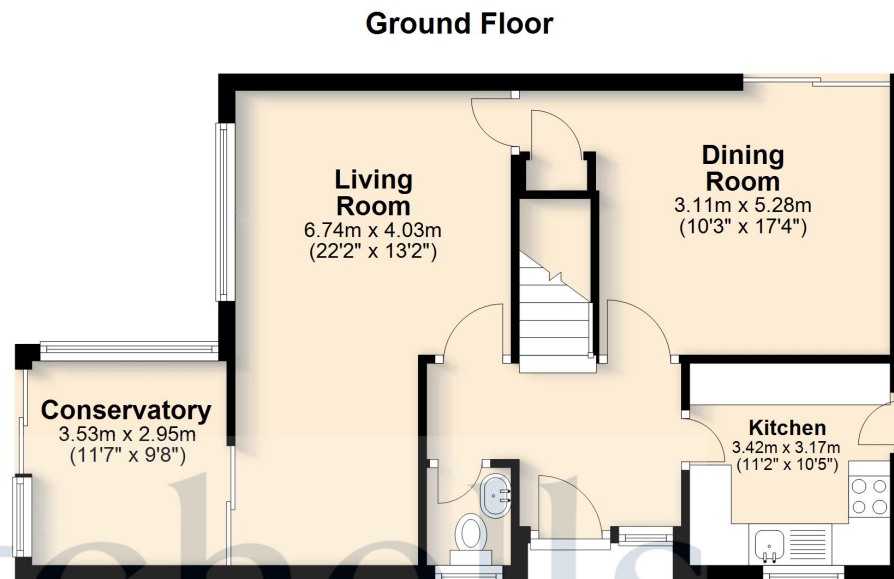
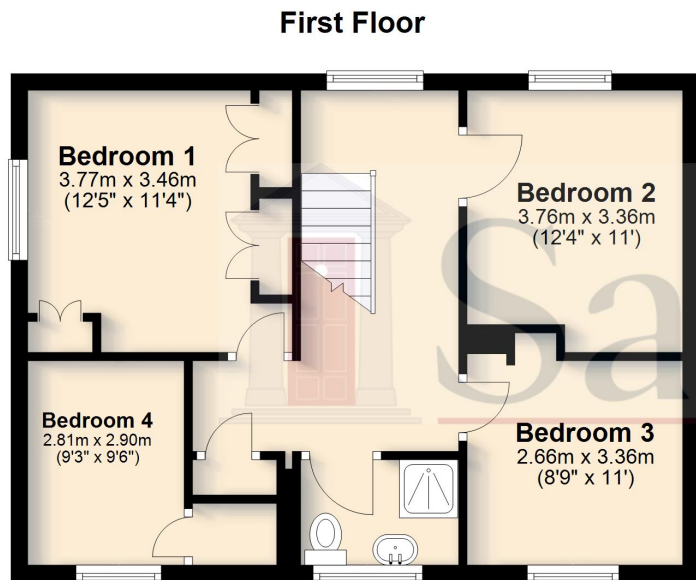
**External:**

solar panels installed under a 'rent-a-roof' scheme currently generating approximately 3,000 kwh of free electricity annually.





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.



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.