



Temple Gardens, Letchworth Garden City, Herts. SG6 1EQ







## 3 Bedroom End of Terrace House

### £525,000 Leasehold

Offered to the market CHAIN FREE, this very well-proportioned THREE bedroom END TERRACE property sits within a small cluster of houses facing a communal green space. Occupying a corner plot with garage and driveway, this property offers fantastic scope to extend, STPP with a large loft space and is within walking distance to town!



- Chain free
- Leasehold - 923 years remaining!
- Garage & driveway for 4/5 cars
- Overlooking green space
- Three bedrooms + office space
- End terrace on a corner plot
- Downstairs cloakroom
- Perfect family home
- Large loft space with potential to extend in to STPP
- EPC rating D. Council tax band C

## **Ground Floor**

### **Entrance Hall:**

Carpet. Stairs up. Radiator. Cloakroom/WC. Leading through to;

### **Living Room:**

Window to front aspect. Brick built fireplace with stone mantle and coving to either side. Carpet. Radiator. French doors leading into;

### **Dining Room:**

Carpet. Radiator. Sliding doors to garden patio. Internal door leading through to;

### **Kitchen:**

Laminate flooring. Two windows to side aspect. Worktops with a range of wall and base mounted units.

### **WC/Cloakroom:**

Tiled Flooring. Privacy window to side aspect. Part tiled walls. Wall mounted wash basin. WC. Electric heater. Storage cupboard.

## **First Floor**

### **Bedroom One:**

Carpet. Window to side aspect. Radiator.

### **Bedroom Two:**

Wooden flooring. Window to front aspect. Radiator.

### **Bedroom Three:**

Carpet. Window to front aspect. Radiator.

### **Office:**

Carpet. Privacy window to side aspect. Boiler.

### **Bathroom:**

Tiled flooring. Four piece suite with: Wall mounted wash basin. WC. Bath with wooden panelling and mixer taps. Walk in shower with glass screen. Part tiled walls. Privacy window to rear aspect. Radiator.

## **LOFT SPACE**

### **Loft space**

16' 20" x 14' 2" - Fantastic potential to extend in to. Large space. Four roof windows. Boarded.

## Outside

### Garden:

Occupying a corner plot, the garden space is split into three areas offering; A gated courtyard patio area directly to rear providing space for seating and BBQ whilst providing side access to the garage. The driveway with lawn area and raised flower beds and a further patio area with storage sheds to the opposite side of the garage. Enclosed with concrete post fencing and shrubs to the side.

### Garage:

Brick built with flat roof. Wide garage with pull over door to front and side access. Power and lighting.

### Driveway:

Tarmacked driveway with gated access providing parking for 4/5 vehicles.

### Agents Note:

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



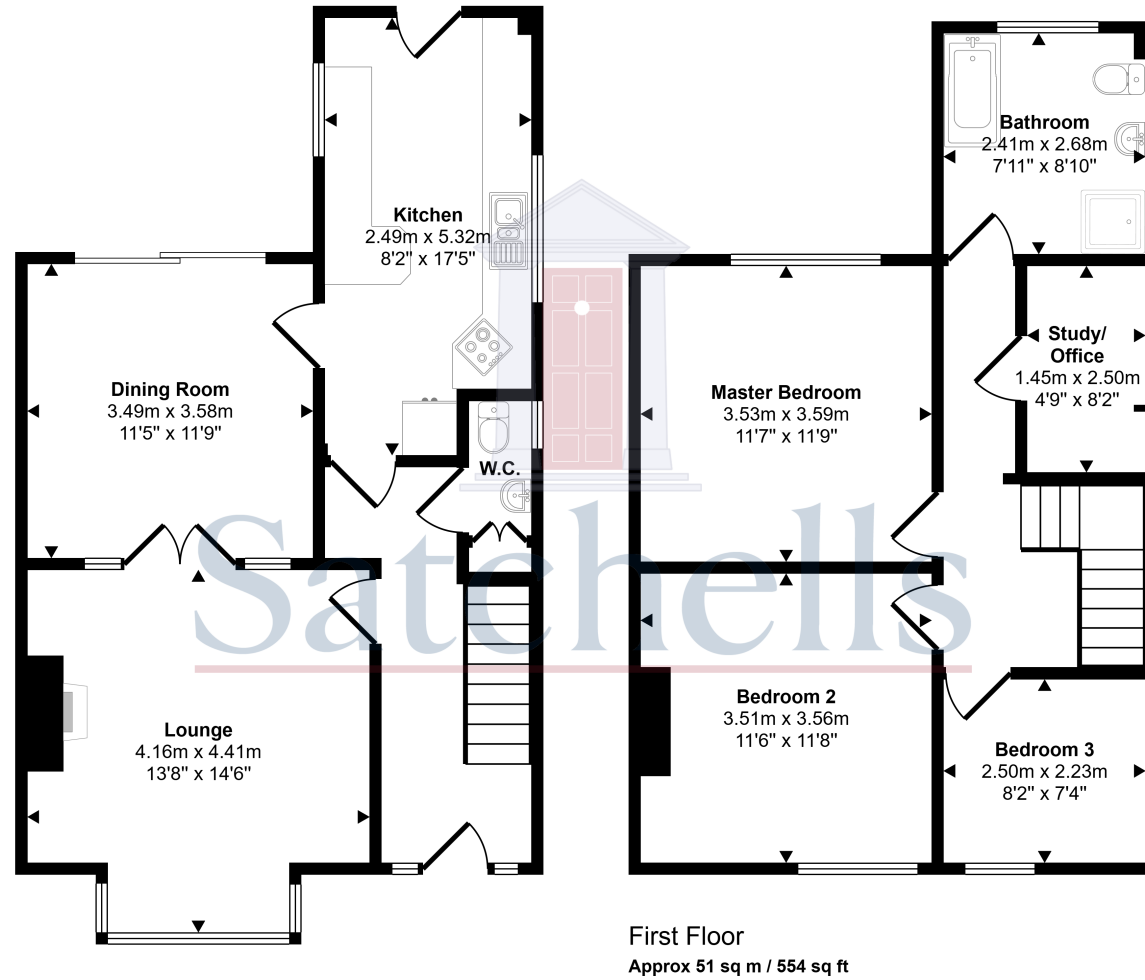




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Approx Gross Internal Area  
105 sq m / 1134 sq ft



**Ground Floor**  
Approx 54 sq m / 580 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.