



Icknield Green, Letchworth Garden City, Hertfordshire. SG6 4DL





## 2 Bedroom Ground Floor Maisonette

### £280,000 Leasehold

A spacious, modern and very well presented TWO bedroom GROUND FLOOR maisonette sat within a quiet and well sought after cul-de-sac with exceptionally well maintained greens just a few minute walk from Letchworth centre and mainline station. Having been enhanced by the current owners, the property offers open living space and modern convenience.

- Two bedroom ground floor maisonette
- Great sized bedrooms
- Planted raised beds with sunny patio area
- Leasehold- 125 years remaining
- Stunning modern kitchen/living room
- Modern wet room with walk-in shower
- Conveniently located
- Communal parking and option to rent garage
- Overlooking green space/communal gardens
- EPC rating D. Council tax band C

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

Tiled flooring. Alcove for storage or furniture unit. Upvc door to front. Radiator. Leading through to.

**Living Room:**

Tiled flooring. Large window to green space aspect. Two vertical radiators. Tv and broadband points. Open plan to kitchen.

**Kitchen:**

Tiled flooring. Two windows to front aspect overlooking green space. Worktops with a large amount of surface area and a range of wall and base mounted units with integrated; Sink and drainer with Quooker tap, microwave, dishwasher, raised oven and separate grill, electric hob, fridge, freezer and extractor fan. Panelled walls. Open plan to living room.

**Bedroom One:**

Carpet. Window to green space aspect. Built in wardrobes. Radiator.

**Bedroom Two:**

Carpet. Window to green space aspect. Ample space for wardrobes. Radiator.

**Shower/Wet Room:**

Tiled floor. Panelled walls. Privacy window to front. Vertical radiator/towel rail. Low level WC. Wall mounted wash basin. Mirrored wall cabinet. Walk in shower with glass screen and tiled level access tray. Storage cupboard

**Utility Room:**

Tiled floor. Window to side aspect. Upvc door to side/patio. Worktops with a range of wall and base mounted units.

**Outside:****Parking:**

Communal parking is available.

**Outside Space:**

Patio area to front and side of the property. Privacy hedging from neighbouring patio. Large lawn space to front and side of property. Raised planted beds and sunny aspect providing space for seating.

**Storage:**

Lockable storage cupboard with Upvc doors.

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

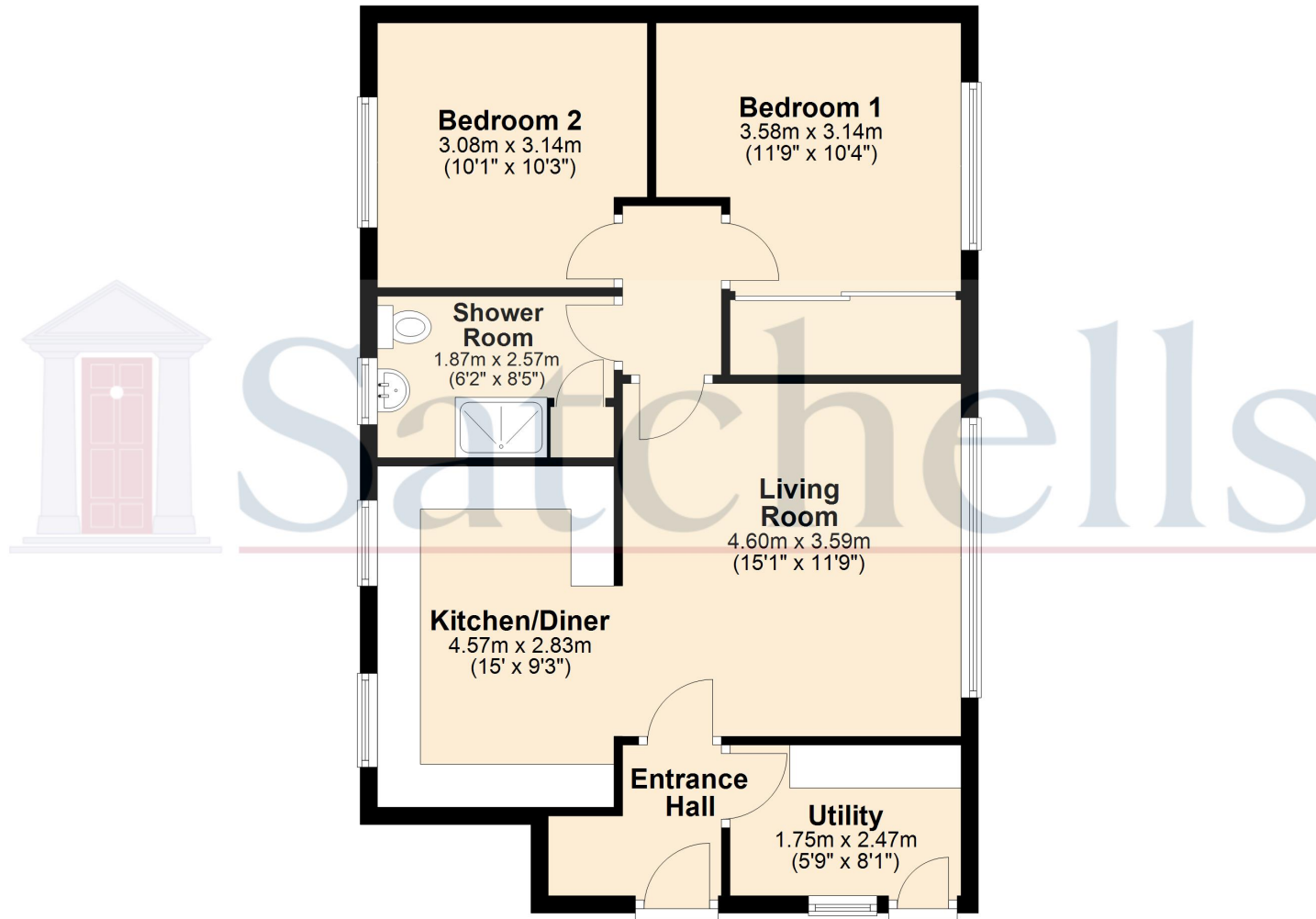
Draft details yet to be approved by the vendor and may be subject to change.



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## Ground Floor



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.