



17 Vincent, Letchworth Garden City, Hertfordshire. SG6 2NN





4 Bedroom End of Terrace House O.I.E.O £400,000 Freehold

A very well presented, four bedroom end of terrace family home located within a quiet residential area of Letchworth Garden City. Complete with garage, driveway, off road parking and within close proximity to local schools, this property makes for the ideal family home!

- End of terrace
- Four bedrooms
- Close to local schools
- Easy access to A1M
- Bright and spacious
- Garage and driveway to front
- Enclosed rear garden
- Ideal family home
- Freehold
- EPC rating D. Council tax band C



Ground Floor

Entrance Hall:

Doors to all rooms and stairs to first floor with feature oak balustrade.

Living Room:

Abt. 21' 4" x 11' 1" (6.50m x 3.38m) Double french doors opening out to the patio and rear garden. Coved ceiling.

Kitchen/Breakfast Room:

Abt. 12' 7" x 10' 1" (3.84m x 3.07m) Fully fitted kitchen with a range of matching wall and base units with worktop over. 1 ½ bowl stainless steel sink with mixer tap. Space for washing machine, space for cooker with extractor over. Space for fridge and a breakfast bar. Double glazed window to front.

Study/Bedroom:

Abt. 10' 6" x 9' 7" (3.20m x 2.92m) Double glazed window to rear. Radiator. Coving to ceiling. Spotlights.

Cloakroom:

Low level WC and wash hand basin.

First Floor

Landing.

Storage cupboard. Doors to all rooms.

Bedroom One:

Abt. 12' 7" x 10' 4" (3.84m x 3.15m) Fitted wardrobes to one wall. Double glazed window to front. Radiator. Coving to ceiling.

Bedroom Two:

Abt. 11' 4" x 11' 4" (3.45m x 3.45m) Double glazed window to rear. Radiator. Coving to ceiling.

Bedroom Three:

Abt. 9' 6" x 7' 2" (2.90m x 2.18m) Double glazed window to rear. Radiator. Coving to ceiling.

Family Bathroom:

Three piece white bathroom suite comprising of a panelled bath, low level WC and wash hand basin. Double glazed window to front.

External

Front:

Path to front door and driveway to garage. Raised grass area and a flower border. Outside light.

Rear Garden:

Good size, fully fenced private, SOUTH WESTERLY FACING rear garden with patio area, mainly laid to lawn with borders and a garden shed.

Garage:

Abt. 18' 9" x 8' 7" (5.71m x 2.62m) Power and light. Up and over door. Door to hallway.

About the Area:

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

Agents Note:

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

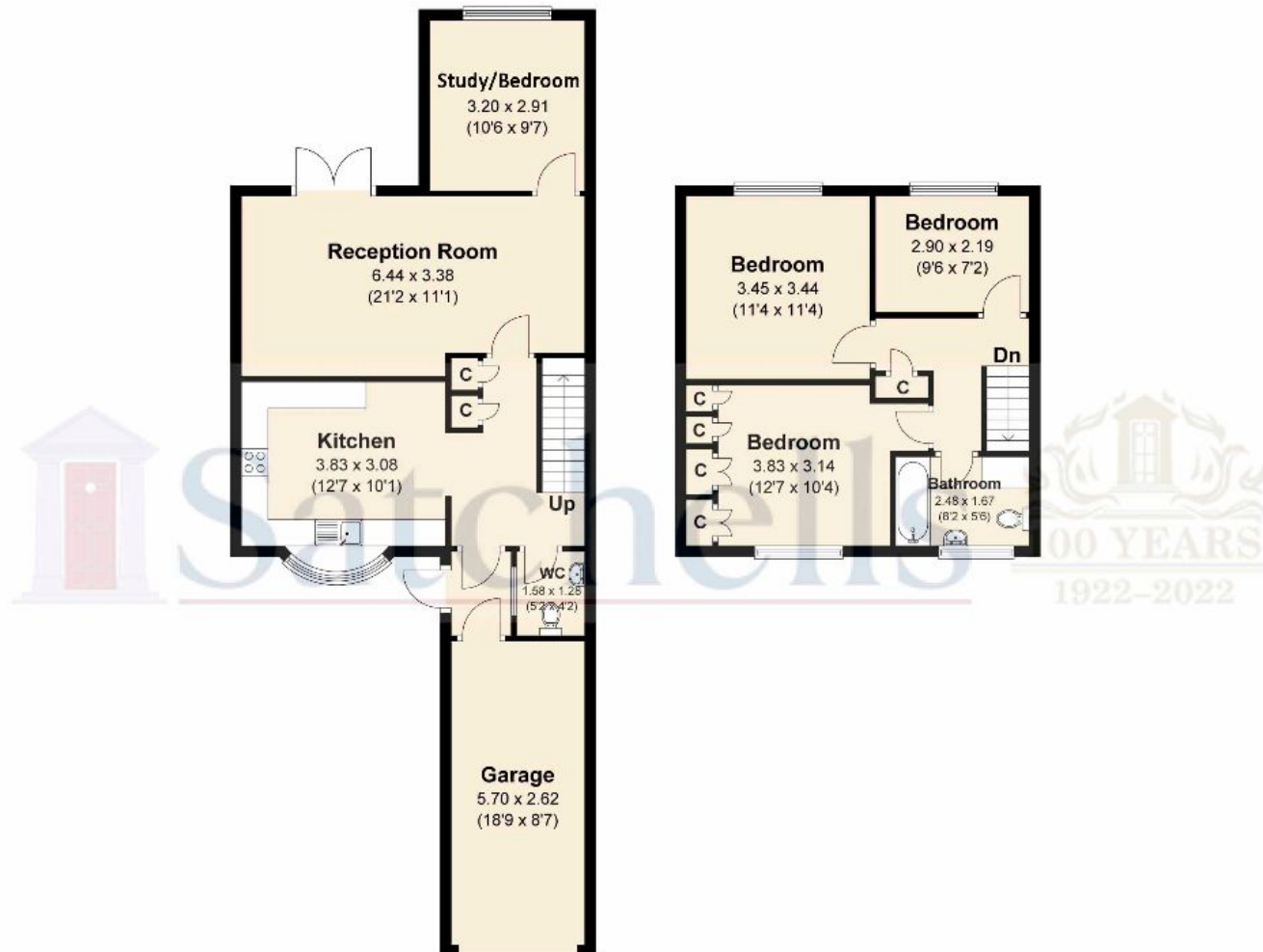
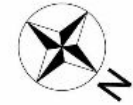




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Ground Floor

First Floor



Total area: approx. 113.50 sq. metres (1221.70 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The size and position of doors, windows, appliances
and other features are approximate.