



373, Western Way

Letchworth Garden City,
Hertfordshire, SG6 4SR

£350,000

country
properties

Spacious 3 bedroom mid terrace family home located on the very edge of town and backing directly onto open fields. Offered with vacant possession with no upper chain. On the ground floor there is a 14ft x 11ft lounge, kitchen and conservatory overlooking the rear garden. On the first floor there are three good sized bedrooms a bathroom and a separate wc. Outside the rear garden is approx. 96ft in length and backs directly onto open countryside.

Ground Floor

Entrance Hall

Stairs to the first floor.

Lounge

14' 0" x 11' 2" (4.27m x 3.40m)

Double glazed window to the front aspect. Radiator. Gas fire with exposed brick surround.

Kitchen/Dining Room

14' 0" x 10' 4" (4.27m x 3.15m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Plumbing for a washing machine and space for a fridge/freezer, Integrated oven and hob. Wall mounted gas central heating boiler. Double glazed window to the rear aspect.

Utility Area

Understairs store cupboard. Door leading to the conservatory.

Conservatory

9' 4" x 8' 0" (2.84m x 2.44m)

Brick based conservatory with tiled floor. Radiator. Double glazed window and doors overlooking the rear garden.

First Floor

Landing

Access to the loft space.

Bedroom One

12' 6" x 11' 3" (3.81m x 3.43m)

Double glazed window to the front aspect. Radiator. Fitted wardrobes along one wall.

Bedroom Two

15' 11" x 9' 1" (4.85m x 2.77m)

Double glazed window to the rear aspect with far reaching views. Radiator.

Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to the front aspect. Radiator.



Bathroom

Panelled bath and wash basin. Tiled walls. Double glazed window to the rear aspect.

Separate Wc

Comprising a low level wc. Double glazed window to the rear aspect.

Outside

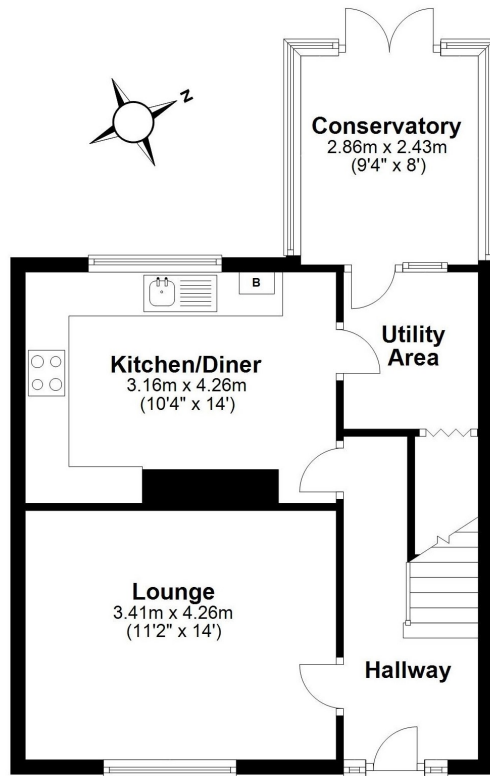
Front Garden

Mature front garden with grass area and shrubs. Gated access through to the rear garden.

Rear Garden

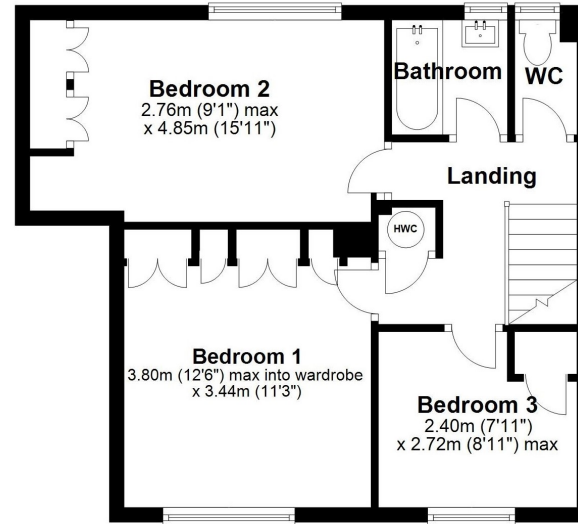
Approx 96ft in length and divided into two sections. At the rear of the property is a patio area. The remainder has shrubs and trees. Greenhouse and timber shed. Gated access to the rear.





Ground Floor

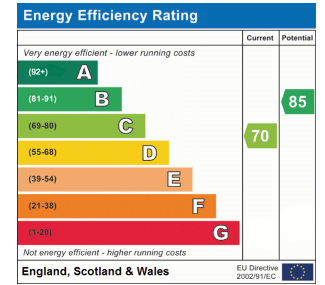
Approx. 48.5 sq. metres (522.0 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)

Total area: approx. 93.4 sq. metres (1005.3 sq. feet)



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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