



Linnet Close, Letchworth Garden City, Hertfordshire. SG6 4FA





3 Bedroom End of Terrace House

£415,000 Freehold

This beautifully presented three bedroom, end terrace property offers bright and modern living throughout, with spacious interiors designed for contemporary family life. Ideally situated within easy reach of Letchworth town centre and mainline station, this home is perfect for commuters and those seeking convenience without compromising on comfort. Complete with garage and enclosed rear garden.

- Freehold
- Garage
- Three bedrooms
- End terrace
- Ensuite to principal bedroom
- Modern and spacious
- Communal parking to front
- Walking distance to town and mainline station
- Enclosed rear garden
- EPC rating C. Council tax band C



Ground Floor

Entrance Hall:

Upvc door to front. Laminate flooring. Radiator. Storage cupboards. Internal door to storage/utility space. WC. Space under stairs for desk. Stairs to first floor. Upvc door to rear garden.

Living Room:

Abt. 13' 2" x 11' 2" (4.01m x 3.40m) Laminate flooring. Radiator. Double glazed upvc French doors to rear garden. Ceiling fan/light.

Kitchen/Diner:

Abt. 13' 2" x 11' 2" (4.01m x 3.40m) Lino flooring. Radiator. Double glazed window to front aspect. Worktops with a range of wall and base mounted units and integrated oven, electric hob, extractor, sink/drainage and dishwasher. Tiled splashback. Space for dining table. Space for fridge/freezer.

WC:

Abt. 4' 11" x 2' 11" (1.50m x 0.89m) Low level WC. Wash basin. Laminate floor.

First Floor

Bedroom One:

Abt. 13' 2" x 11' 2" (4.01m x 3.40m) Carpet. Radiator. Double glazed window to front aspect. Built in wardrobes. Ensuite shower room.

Ensuite:

Abt. 5' 3" x 3' 7" (1.60m x 1.09m) Tiled floor. Tiled walls. Sink with vanity unit. WC. Shower with glass screen. Extractor.

Bedroom Two:

Abt. 12' 2" x 10' 9" (3.71m x 3.28m) Carpet. Radiator. Double glazed window to front aspect.

Bedroom Three:

Abt. 8' 6" x 8' 6" (2.59m x 2.59m) Carpet. Radiator. Double glazed window to front aspect.

Bathroom:

Abt. 5' 11" x 5' 7" (1.80m x 1.70m) Tiled flooring. Heated towel rail. Double glazed privacy window to front aspect. Vanity unit with worktop and integrated wash basin and WC. Bath with mixer taps and wall mounted shower. Tiled walls.

Outside

Front Garden:

Lawn with privacy hedging to front and steps with pathway leading to front door.

Rear Garden:

Mostly laid to lawn and enclosed with fencing. Pathway leading to gated access at rear. Patio space.

Garage:

Single garage with up and over door located on a small block to front of property.

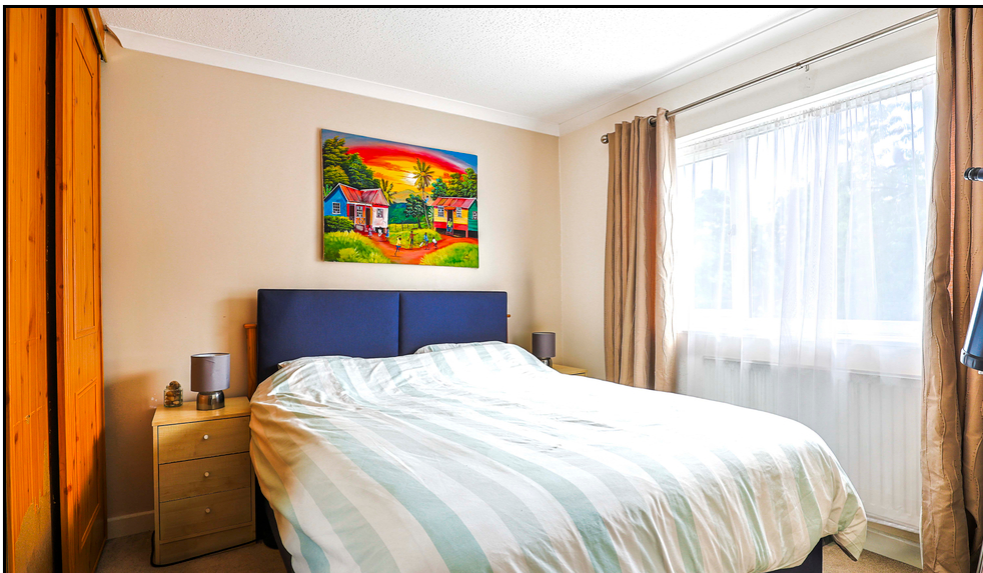
Parking:

Parking to front of garage and communal bays also available.

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.





Ground Floor

Total area: approx. 93.50 sq. metres (1006.42 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.