



160 Icknield Way, Letchworth Garden City, Hertfordshire. SG6 4AE





## 3 Bedroom Semi-Detached House £550,000 Freehold

A beautifully presented, modernised and extended THREE bedroom semi-detached property located just a 5 minute walk from Letchworth town centre and mainline station. Offering bright open living spaces, non-overlooked rear garden as well as a garage and driveway, this stunning family home provides modern living whilst being within easy reach of conveniences.

- FREEHOLD
- THREE BEDROOM SEMI-DETACHED
- Garage and driveway
- Open plan kitchen/diner
- Extended
- Very close to town and mainline station
- Modernised throughout
- Garden office
- Bright and spacious
- EPC rating E. Council tax band C



## **Ground Floor:**

### **Entrance Hall:**

Amtico Flooring. Under stairs storage. Stairs up to first floor. Radiator. Upvc door to front.

### **Living Room:**

Abt. 17' 6" x 12' 11" (5.33m x 3.94m) Carpet. Bay window to front aspect. Electric fireplace with surround and mantel. Radiator.

### **Kitchen/Diner:**

Abt. 18' 3" x 25' 11" (5.56m x 7.90m) Amtico flooring. Fully fitted kitchen with a range of wall and base mounted units with granite worktops and breakfast bar and integrated; Sink & drainer, induction hob, extractor, oven, combi oven, dishwasher and fridge/freezer. Lighting under cupboards. Tiled splashback. Two vertical radiators. Bi-fold doors to garden patio area. Spotlights. Sky light.

### **Dining Area:**

Abt. 6' 2" x 9' 4" (1.88m x 2.84m) Amtico flooring. Windows to side and rear. Spotlights.

### **WC:**

Amtico flooring. Suite comprising sink with vanity unit. and WC.

## **First Floor:**

### **Landing:**

Window to side aspect. Carpet. Fitted cupboards.

### **Principal Bedroom:**

Abt. 10' 0" x 13' 5" (3.05m x 4.09m) Window to rear aspect. Cupboard. Radiator. Carpet.

### **Bedroom Two:**

Abt. 10' 0" x 11' 3" (3.05m x 3.43m) Window to front aspect. Radiator. Carpet.

### **Bedroom Three:**

Abt. 7' 2" x 8' 5" (2.18m x 2.57m) Window to front aspect. Radiator. Carpet.

### **Bathroom:**

Luxury vinyl flooring. Privacy window to rear. Vanity unit with integrated wash basin and WC with cupboards. Tiled walls. 'P' shaped bath with glass screen, mixer taps, wall and overhead mounted showers.

### **External:**

#### **Garage:**

Abt. 9' 6" x 18' 4" (2.90m x 5.59m) Up and over door to front. Side access. Water. Power. Lighting.

**Driveway and Front Garden:**

Concrete driveway providing off road parking for multiple cars.  
Access to front of garage. Lawn area to front of living room.

**Office:**

Set on made to measure concrete base. Windows to rear and side aspect. Door to side. Insulated roof. Power. Lighting. Oil radiator heating. Carpet.

**Garden:**

Mostly laid to lawn and non-overlooked to rear, backing onto green space. Enclosed with fencing. Raised planting to side and raised patio area to rear with steps and raised planting providing seating area and access to garage and side.

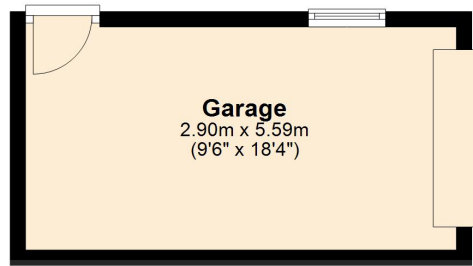
**Additional Information:****Agents Note:**

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

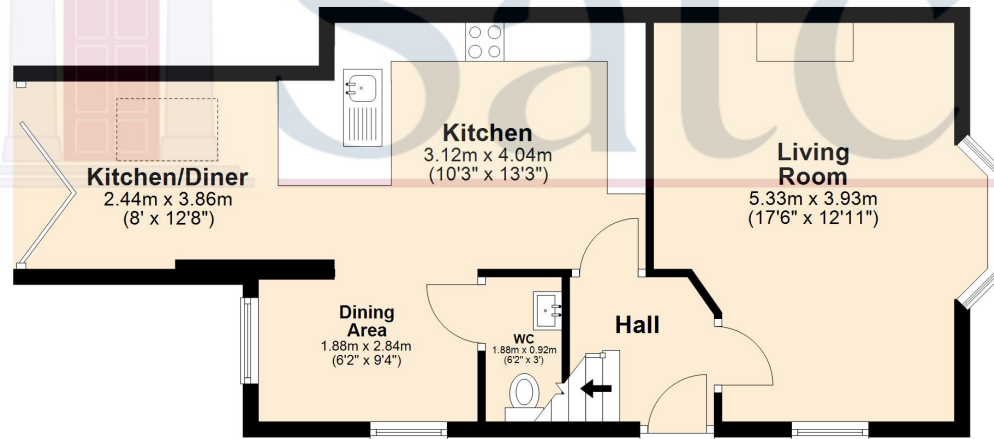




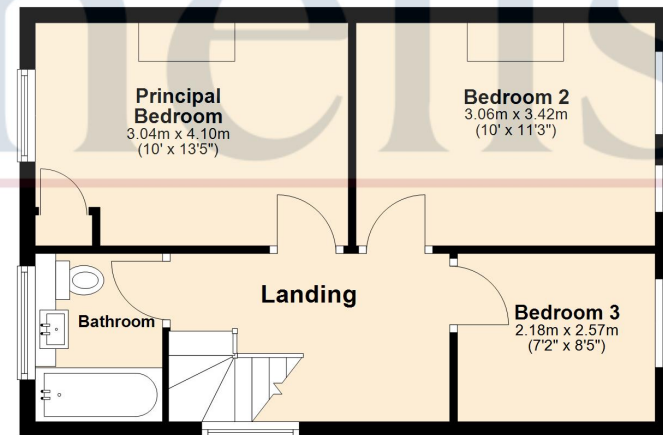
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**Ground Floor**



**First 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.