



200 Kristiansand Way, Letchworth Garden City, Hertfordshire. SG6 1TY







## 3 Bedroom End of Terrace House

### £385,000 Leasehold

Offered to market chain free, this charming and modern three-bedroom, end-terrace property offers a perfect blend of comfort and style, making it an ideal family home. At the front, the property benefits from an attached garage and driveway, providing ample off-street parking with a good sized and fully landscaped rear garden.

- End of terrace
- Driveway
- Attached garage
- Good sized landscaped garden
- THREE bedrooms
- Separate cloakroom
- Modern kitchen and bathroom
- Cul-de-sac location
- CHAIN FREE
- EPC rating C. Council tax band C



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

Engineered oak flooring. Upvc door to front. Cloakroom.

**Living/Dining Room:**

Abt. 17' 2" x 15' 10" (5.23m x 4.83m) Engineered oak flooring. Radiator. Built-in cupboard. Under stair storage cupboard. Double glazed window to garden aspect. Upvc back door to garden decking. Built-in shelves. Dining space with pendant light fitting.

**Kitchen:**

Abt. 9' 11" x 8' 4" (3.02m x 2.54m) Engineered oak flooring. Double glazed window to front aspect. Natural wood worktops with a range of wall and base mounted units and integrated five ring gas hob, extractor, oven and sink/drainage. Plumbed appliances and space for fridge/freezer.

**Cloakroom/WC:**

Engineered oak flooring. Double glazed privacy window to front aspect. Tiled walls with mosaic pattern. Radiator. Built-in sink with mosaic tiled worktop and built-in cupboards.

**First Floor:****Landing:**

Carpeted stairs and landing. Storage cupboard.

**Bedroom One:**

Abt. 13' 1" x 8' 0" (3.99m x 2.44m) Carpet. Two double glazed windows to rear aspect. Radiator. Built-in wardrobes.

**Bedroom Two:**

Abt. 9' 1" x 8' 4" (2.77m x 2.54m) Laminate flooring. Radiator. Double glazed window to front aspect. Built-in shelving.

**Bedroom Three:**

Abt. 9' 1" x 6' 3" (2.77m x 1.91m) Laminate flooring. Radiator. Double glazed window to front aspect.

**Bathroom:**

Mosaic tiled flooring. Tiled walls with recessed shelving above WC. P-shaped bath with glass shower screen and wall mounted shower. Wash basin with vanity unit. Heated towel rail. Low level WC. Mirrored cabinet with integrated bluetooth speaker. Double glazed privacy window to side aspect.

**Outside:****Front Garden:**

Steps leading up to front door with planted raised bed to front. Driveway to the side and access to garage.

**Rear Garden:**

Fully landscaped and enclosed with fencing. Providing; side access to garage and separate gate. Composite decking to rear of property providing seating area. Shallow water feature separating decking from gravel area. Raised artificial grass lawn with established planted raised borders. Garden shed.

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

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



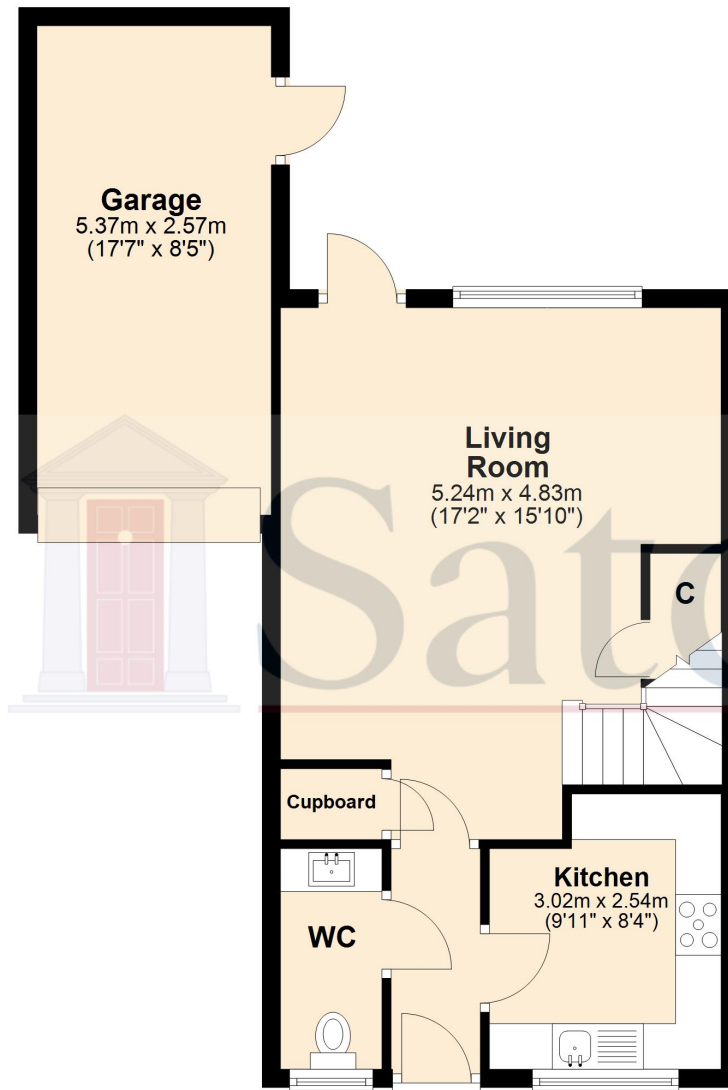




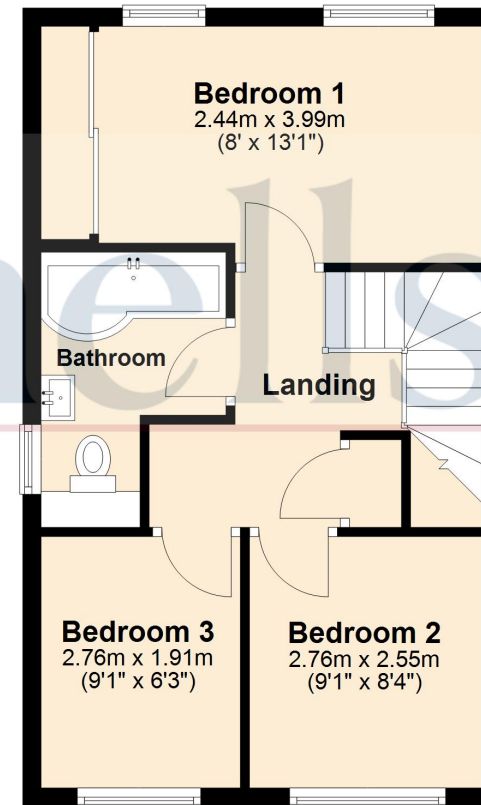
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## Ground Floor



## 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.