



Yardley, Letchworth Garden City, Hertfordshire. SG6 2ST

- END OF TERRACE
- THREE BEDROOMS
- GARAGE AND PARKING
- FOUR PIECE BATHROOM SUITE
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINER
- SOUTH/WESTERLY FACING GARDEN
- COMBINATION BOILER
- CLOSE TO A1M
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

This well presented three bedroom family home benefitting from a newly fitted Wren kitchen. Located in Jackmans, Letchworth Garden City, it is close to Primary and secondary schools, shops and parks with fantastic links to A1m, Junction 9

The property has been finished to a good standard and comprises; Lounge, Kitchen/diner, downstairs cloakroom, three good size bedrooms, four piece family bathroom, good size rear garden, front garden and garage with parking in front.

Yardley benefits from the following amenities:

Garden City Academy - Primary School 0.3 Miles

The Highfield Secondary School 1.3 Miles

A1M Junction 9 0.5 Miles

North Herts Leisure Centre 0.6 Miles

Sainsburys 0.9 Miles

Morrisons 1.0 Miles

Letchworth Outdoor pool 1.2 Miles

Letchworth Train Station 1.1 Miles

Weston Hills Nature reserve 1.2 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors leading to the hall and the garage

HALLWAY

Doors leading to the downstairs cloakroom, kitchen and lounge. Two Storage cupboards and storage space under the stairs. Stairs to the first floor.

KITCHEN/DINER

3.82m x 3.07m (12' 6" x 10' 1")

Refitted gloss finish Wren Kitchen with soft closing doors and tall wall units to maximise storage space. Electric oven and hob. Space for free standing fridge/freezer and dishwasher. Wall mounted combination boiler. Space for a good size table. Window to the front aspect.

LOUNGE

6.4m x 2.95m (21' 0" x 9' 8")

A good size lounge with patio doors leading out to the rear garden. Electric Fire and two radiators. Window to the rear aspect.

DOWNSTAIRS CLOAKROOM

1.3m x 1.5m (4' 3" x 4' 11")

Fully Tiled, W/C and wash hand basin.

GARAGE

Access from the entrance hallway and from the front of the property via an up and over door.

Lighting and plumbing for the washing machine.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Storage cupboard. Access to the loft via a hatch

BEDROOM ONE

3.2m x 3.1m (10' 6" x 10' 2") Up to wardrobes

Double bedroom with newly fitted soft closing wardrobes and window to the front aspect. Radiator.

BEDROOM TWO

3.4m x 3.4m (11' 2" x 11' 2")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

2.8m x 2.1m (9' 2" x 6' 11")

Single bedroom with window to the rear aspect. Radiator.

FAMILY BATHROOM

2.5m x 1.7m (8' 2" x 5' 7")

Four piece bathroom comprising; side panel bath, shower enclosure with electric shower, wash hand basin and w/c. Window to the front aspect.

EXTERIOR

FRONT GARDEN

Enclosed front garden with path to the front door and flower beds.

REAR GARDEN

Fully enclosed rear garden with patio area and lawn area with borders. Shed. Access to the front via the side gate.

PARKING

Parking can be found in front of the garage.

AGENTS NOTES

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves that the information is correct.

All measurements are approximate, Kalm Estate Agents try to ensure they are as accurate as possible however the purchaser must verify any measurements of importance.

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.

To comply with Money Laundering Regulations; prior to a sale being agreed, prospective purchasers will be required to produce identification documents, a list of the required documents can be found on our website www.kalmestateagents.co.uk.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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