



Paynes Close, Letchworth Garden City, Hertfordshire. SG6 1AT





4 Bedroom Detached House

£700,000 Freehold

Offered CHAIN FREE, Paynes Close is a small cluster of detached houses located in the Norton area of Letchworth Garden City. Sat within a quiet cul-de-sac, this property is the ideal family home offering FOUR bedrooms, the master of which includes built in wardrobes, family bathroom, a large living/dining room as well as a separate dining room or home office, an entrance hall with cloakroom, kitchen, carport, garage and established enclosed rear garden. This property also has scope for extension STPP.



- Detached family home
- Driveway with garage and carport
- Entrance hall with cloakroom
- Highly desirable location
- Spacious family home within cul-de-sac
- Four bedrooms
- Walking distance to local schools and parks
- Scope for extension (STPP)
- Freehold
- EPC rating D. Council tax band F

Ground Floor

Entrance Hall:

Carpet. Upvc front door. Cloakroom/WC. Internal doors to rest of ground floor accommodation.

Cloakroom:

Lino flooring. Part tiled walls. Privacy window to side. Sink. WC. Radiator.

Living/Dining Room:

Abt. 20' 9" x 13' 4" max (6.32m x 4.06m) Carpet. Gas fire. Dual windows to front aspect. Dining space. Internal door to dining/2nd reception room. Radiator.

Dining Room/Office:

Abt. 11' 5" x 10' 1" (3.48m x 3.07m) Carpet. Upvc doors to rear garden. Radiator. Storage cupboard.

Kitchen:

Abt. 11' 6" max x 10' 8" (3.51m x 3.25m) Lino flooring. Solid wood worktops with a range of wall and base units. Sink and drainer. Integrated gas hob with extractor, oven, fridge freezer. Plumbed appliances. Boiler. Side door to garden/carport.

First Floor

Bedroom One:

Window to front aspect. Carpet. Radiator. Built in wardrobes.

Bedroom Two:

Carpet. Radiator. Window to rear aspect.

Bedroom Three:

Carpet. Radiator. Window to rear aspect.

Bedroom Four:

Carpet. Radiator. Window to front aspect. Built in cupboard.

Bathroom:

Suite comprising bath with wall mounted shower and glass screen, sink with vanity unit and WC. Tiled floor. Tiled walls. Heated towel rail. Privacy window to rear aspect.

**External
Garden:**

Mostly laid to lawn with established shrub borders. Enclosed with fencing. Patio area with seating. Access through carport.

Car Port:

Garage door to front. Opens through to rear garden. Covered.

Garage:

Pull up door to front. Side access via carport/garden.

Parking:

Paved driveway with parking for two vehicles.

Agents Note:

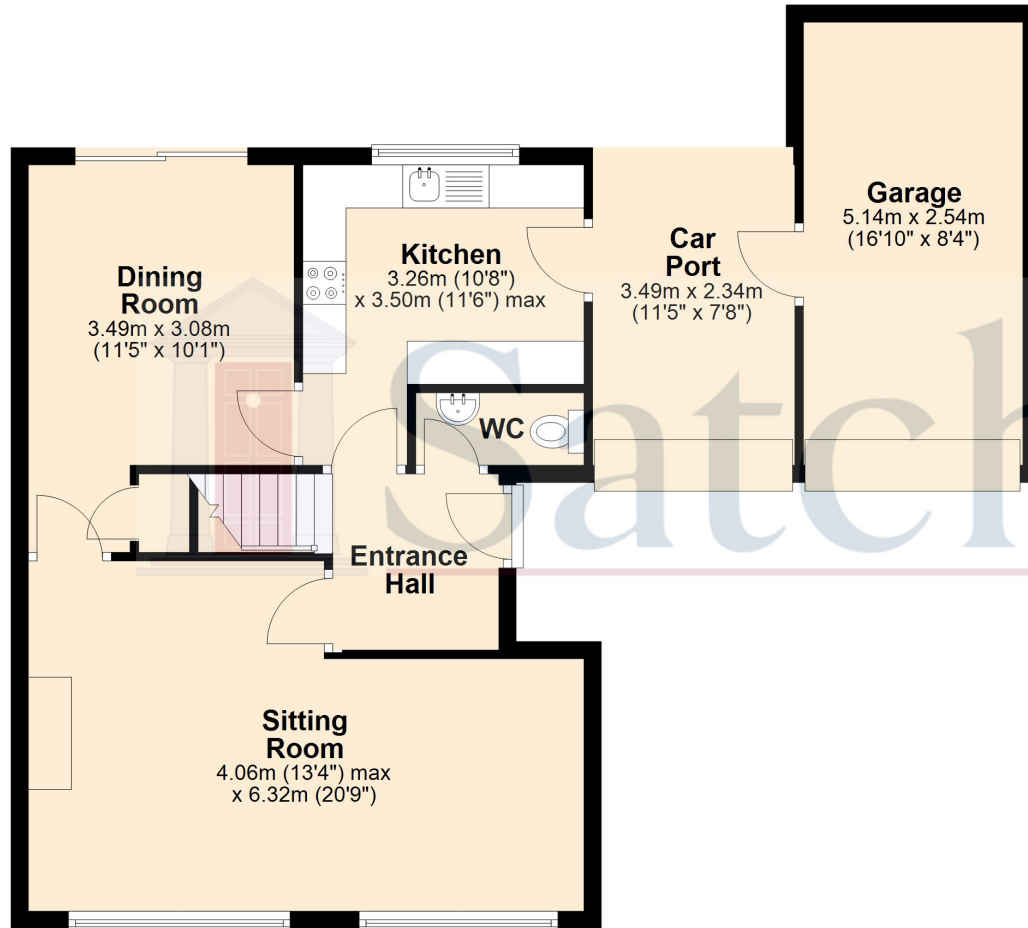
Draft particulars yet to be approved by the vendor and may be subject to change.



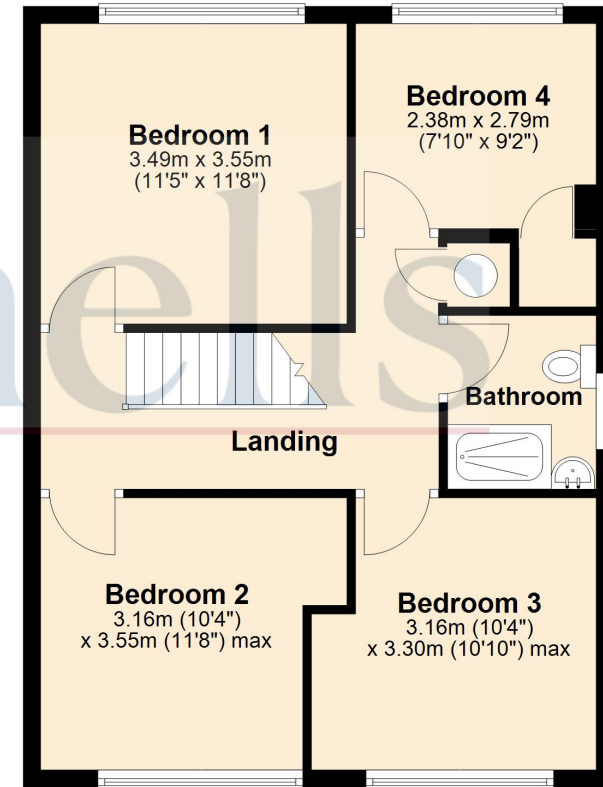


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



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.