

# 14, Paddock Close

Letchworth Garden City,
Hertfordshire, SG6 1TB
**£450,000**

country properties

Very well presented 3 bedroom end terrace cottage which has been lovingly refurbished by the current owners to a high standard. Snug 12ft by 9ft lounge to the front with a spacious 12ft by 16ft kitchen/dining room to the rear, overlooking the south facing garden. On the ground floor there is also a WC and handy under stair storage cupboard. Upstairs are 3 good size bedrooms, 2 with bespoke built-in wardrobes. The bathroom has been beautifully re-arranged and is a real feature of this property. Gas centrally heated and double glazed throughout. Decent sized gardens to front and rear.

## Ground Floor

### Hall

Part glazed uPVC entrance door to front. Herringbone wooden flooring. Cupboard housing electric fuse board. Wooden panelling to half height. Radiator. Doors to:

### WC

Attractive modern floor tiling. Windows to front and side. Low level WC and wall mounted wash hand basin with wooden panelling to half height. Radiator. Large under stair storage cupboard.

### Lounge

12' 5" x 9' 7" (3.78m x 2.92m)
Lovely snug front room with matching Herringbone flooring as hall. Cast iron fireplace. Window to front. Built-in shelving. Cupboard housing gas central heating boiler.

### Kitchen/Dining Room

12' 0" x 16' 7" (3.66m x 5.05m)
Herringbone flooring to match lounge and hall. French doors to rear overlooking the south facing garden. Spacious room with ample wooden fronted units to base and eye level with contrasting Quartz worksurfaces. Integrated fridge freezer, electric oven & microwave, dishwasher and electric hob built-into chimney breast with extractor over. Sink unit and drainer, attractive brass fittings throughout. Door to:

### Inner Hallway

Part glazed door to rear. Radiator. Stairs to first floor.

## First Floor

### Landing

Doors to all rooms and access to the loft space. Window to side. Cupboard with shelving.







## Bedroom One

11' 6" x 9' 7" (3.51m x 2.92m)
Window to front. Wood panelling to half height on one wall. Bespoke built-in wardrobes with hanging, shelving and drawer space. Built-in shelving next to chimney breast.

## Bedroom Two

10' 3" x 9' 0" (3.12m x 2.74m)
Window to rear. Radiator. Wood panelling to half height on one wall. Herringbone wooden flooring. 2 x bespoke built-in wardrobes with hanging and shelving space.

## Bedroom Three

9' 1" x 8' 2" (2.77m x 2.49m)
Window to front. Radiator.

## Bathroom

Beautifully re-fitted with brass fittings. Window to rear. Ceramic tiling to floor and to match splash backs and walk-in shower. Shower with separate handset and rainfall type heads enclosed by glass screen. Low level wc and bath with mixer tap. Ladder style towel rail and vanity style sink unit with storage under. Cupboard over stairs housing washing machine.

## Outside

### Front Garden

Shared pathway leading to lawned area enclosed by picket fencing to one side. Pathway to front door and gated access to:

### Rear Garden

Laid mainly to lawn and enclosed by fencing.

Please note: The attached neighbour has a right of way across the garden.

## Agents Note

The property is Freehold
NHC tax band: C
The current tenants are due to vacate in January 2027.

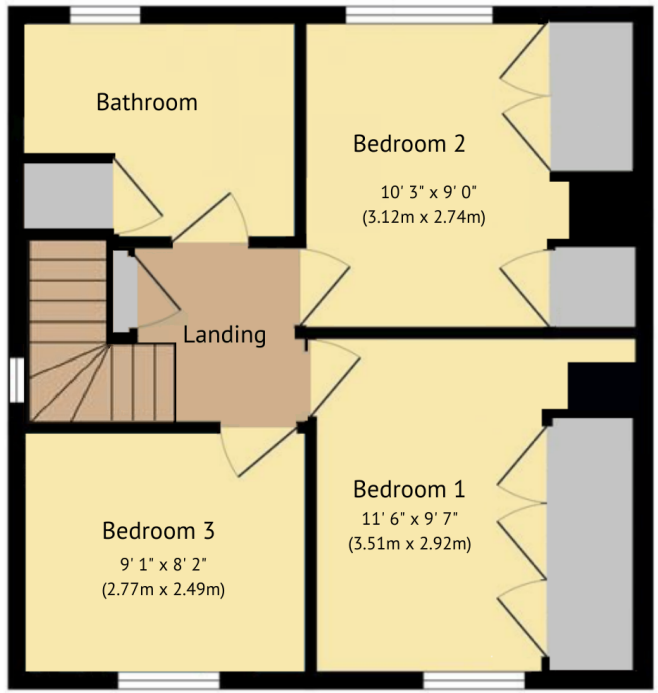




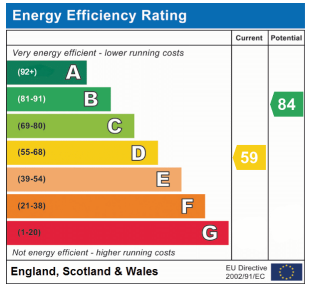





Ground Floor




First Floor




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## Viewing by appointment only

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