

59, Horace Gay Gardens

Letchworth Garden City,
Hertfordshire, SG6 4XP

£315,000

country properties

An extended two bedroom end terrace home located in a quiet cul-de-sac location. The property is situated within easy walking distance of the Town Centre & Main Line Train Station.

Internal viewing comes highly recommended to fully appreciate this spacious home. The property benefits from a spacious lounge and extended dining room overlooking the rear garden, fitted kitchen, two double bedrooms and modern bathroom. The windows are mostly triple glazed and three rooms have air conditioning. Private rear garden and allocated parking for two vehicles.

Entrance Hall

Stairs to the first floor. Engineered Oak flooring. Door to the kitchen.

Kitchen

8' 0" x 7' 4" (2.44m x 2.24m)
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Integrated slimline dishwasher. Space for cooker and a fridge/freezer. Overhead extractor fan. Plumbing for a washing machine. Triple glazed window to the front aspect. Tiled floor.

Lounge

13' 7" x 13' 3" (4.14m x 4.04m)
Engineered Oak flooring. Wall mounted air conditioning unit with electric heater.. TV point. Open through to the dining room/garden room.

Dining Room/Garden Room

11' 9" x 7' 3" (3.58m x 2.21m)
An impressive extension which is adaptable for whatever you wish. Currently being used as a dining room but could easily be a home office of playroom. Karndean flooring. Double glazed patio doors and full length windows overlooking the rear garden. Electric heater and wall mounted air conditioning unit.







First Floor

Landing

Access to the part boarded loft space via a loft ladder, there is also useful eaves shelving in the loft space for storage.

Bedroom One

13' 7" x 7' 9" (4.14m x 2.36m)
Triple glazed window to the rear aspect. Fitted wardrobes to one wall. Electric heater. Wall mounted air conditioning unit.

Bedroom Two

10' 1" x 6' 11" (3.07m x 2.11m)
Triple glazed window to the front aspect. Two built in cupboards. Electric heater.

Bathroom

Luxury white suite comprising low level wc, wash basin with under and a panelled bath with power shower and glass screen. Tiled walls and floor. Extractor fan. Electric heater.

Outside

Rear Garden

Paved rear garden on two levels with shrub borders. The raised tier has a large timber shed and wrought iron hand rail. Timber fencing and gated rear access. Plenty of outside lighting.

Allocated Praking

The property has two allocated parking spaces conveniently located adjacent to the property.

Agents Note

Leasehold - 89 years remaining.
Service Charge including ground rent is £300 approx. every six months.
Council Tax Band C.

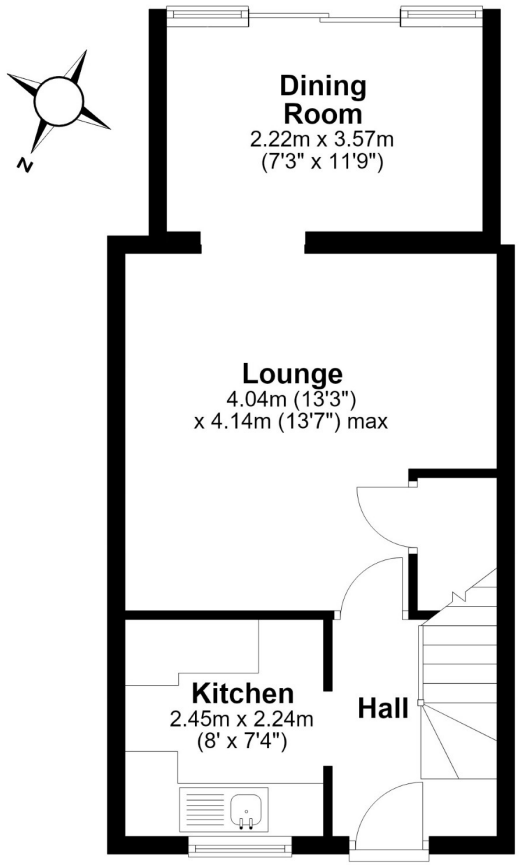






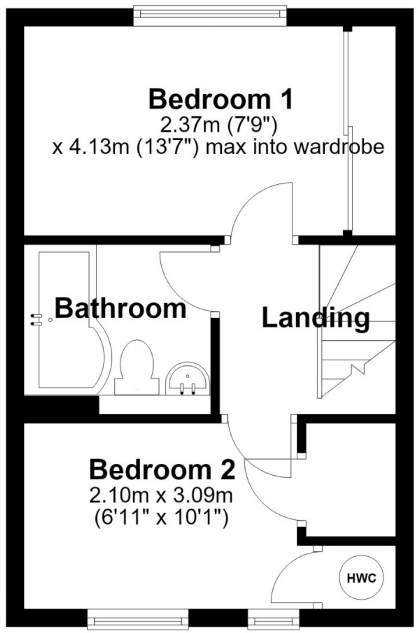
Ground Floor

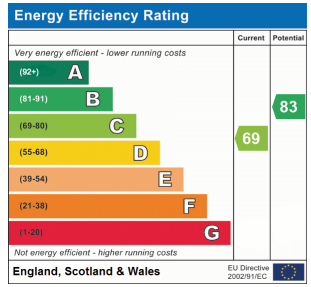
Approx. 36.7 sq. metres (394.7 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.6 sq. feet)





Total area: approx. 64.3 sq. metres (692.3 sq. feet)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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