



P U T T E R I L L S

est. 1992

23 South View
Letchworth Garden City SG6 3JJ
Guide price £750,000

An attractive three bedroom detached family house situated in a highly desirable and convenient location.

DRAFT DETAILS ONLY, YET TO BE APPROVED The property is situated within the Conservation Area and provides an excellent opportunity to extend - subject to obtaining the necessary consents.

Letchworth offers a variety of High Street stores, independent shops, restaurants and public houses, together with a wide range of attractions including museums, art galleries, a cinema, swimming pools and leisure facilities, parks and gardens. The mainline station is within walking distance and has fast and frequent trains serving London Kings Cross.

St Francis' College and St Christopher School are within a short walk of the property, as is Letchworth Golf and Tennis Clubs.

The well presented accommodation which has double glazing comprises:-

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor. Double glazed front door and window. Radiator.

CLOAKROOM

Double glazed window to rear. Low level wc and wash hand basin. Tiled splashbacks.

DINING ROOM 12'2" x 10'11" (3.71m x 3.33m)

Two double glazed windows to front. Two radiators. Chimney breast. Picture rail.

SITTING ROOM 17' x 11' (5.18m x 3.35m)

Plus recess. Double glazed window to front. Bi-folding doors to rear. Chimney breast with fireplace and gas coal effect fire. Two radiators. Picture rail. Two wall light points.

KITCHEN/DINER 18'6" x 12'2"max (5.64m x 3.71m)

Double glazed window to rear. Double glazed door and window to side. Re-fitted with a comprehensive range of wall and base units with laminate work surfaces and tiled splashbacks. Inset one and a quarter bowl stainless steel sink with drainer and mixer tap. Neff gas hob with extractor over. Neff oven and microwave. Integrated Bosch dishwasher and washing

machine. Worcester boiler. Integrated fridge and freezer. Further storage cupboards. Radiator. Tiled floor. Space for table and chairs. Loft access.

FIRST FLOOR

LANDING

Radiator. Double glazed window to rear.

BEDROOM ONE 15' x 10'1" (4.57m x 3.07m)

Two double glazed windows to front. Double glazed window to rear. Radiator. Chimney breast. Fitted wardrobes and dressing table.

BEDROOM TWO 12'2" x 9'10" (3.71m x 3.00m)

Two double glazed windows to front. Radiator. Airing cupboard. Hot water tank.

BEDROOM THREE 8'11" x 8'8" (2.72m x 2.64m)

Double glazed window to rear. Radiator.

SHOWER ROOM

Double glazed window to front. Vanity unit with wash hand basin and double shower cubicle. Tiled walls. Heated towel rail. Tiled floor.

SEPARATE WC

Double glazed window to rear. Low level wc.

OUTSIDE

FRONT GARDEN

Law with established box hedging and a variety of established shrubs and plants. Brick paved driveway providing parking for 2-3 vehicles.

GARAGE

Single garage.

REAR GARDEN

Laid to lawn with established flower and shrub borders. A wide variety of established trees and shrubs. Timber garden shed. Paved patio and rockery.

TENURE

Freehold

EPC

EER:

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.





