



3 Bed Terraced in Curlew Close, Letchworth, SG6 4TG | £1

Gothic

Estates.com



VIDEO



Key Features

- CHAIN FREE Extended, very spacious home
- Fabulous rural outlook & country walks
- GARAGE with driveway parking
- 21' extended Living/Dining Room
- Eat-in size Kitchen with all appliances
- Guest Cloakroom/WC
- 3 generous bedrooms
- Bedroom 1 has superb countryside views

Description

SOLD SOLD SOLD

* VACANT - NO CHAIN * Outstanding COUNTRYSIDE VIEWS & walking trails * Generous rooms with REAR EXTENSION * 21' Living/Dining * Large eat-in Kitchen + INTEGRATED APPLIANCES * Cloaks/WC * Garage + driveway parking * Cul-de-sac location * See WALK-THROUGH VIDEO here...

Available with vacant possession & no chain complications, this generously proportioned 3 bedroom home has been further extended to the rear and offers a truly outstanding countryside vista from the front with miles of country walks right off your doorstep.

The property is approached by road from the rear with a driveway & garage and an enclosed low maintenance rear garden. To the front there's another low maintenance garden with the tranquility of a panoramic rural outlook with a field of sheep and countryside beyond. This view is particularly striking from the master bedroom!

The extension to the rear has added to the main living room, now about 21' x 16' max, and also added a useful back utility room ideal for a family's coats and shoes, extra fridges etc. The kitchen is amply sized for a 4+ dining table and has been re-fitted with appliances including double oven, gas hob & steel hood and integrated fridge/freezer. There's a guest cloakroom/WC downstairs whilst upstairs the bathroom has been re-fitted with a thermostatic rain shower over the bath and re-tiled in a contemporary style - very smart! The remaining decor is all clean and simple, ready for your own stamp.

Letchworth Garden City centre & mainline station approx 1.7 miles (1.3 miles walking)
Council tax band C

Location

Letchworth was the world's first Garden City, created around the turn of the 20th century as an alternative to the industrial city by combining the best of town and country living. Now a bustling Hertfordshire city offering a broad range of housing from starter homes to magnificent Garden City heritage homes, with everything in between. A partly pedestrianised town centre remains popular with 'big box' stores of many kinds further out. Next to the town centre is the city's Mainline Railway station with London Kings Cross to the south and Cambridge to the North East. Letchworth is also well placed for access to the A1(M) motorway and approximately 38 miles from Central London.



Ground Floor

Front Porch -

Guest Cloakroom/WC -

Living/Dining Room - 21' 0" x 15' 11" (6.41m x 4.86m) Max measurements

Extended Living/Dining Room - 21' 0" x 15' 11" (6.41m x 4.86m) Max measurements

Kitchen / Breakfast Room - 12' 10" x 11' 10" (3.92m x 3.61m)

Open plan hallway -

Utility Room - 8' 7" x 6' 9" (2.63m x 2.09m)

Garage -



First Floor

First Floor Landing -

Bedroom 1 - 13' 1" x 11' 10" (4.01m x 3.63m) Max measurements

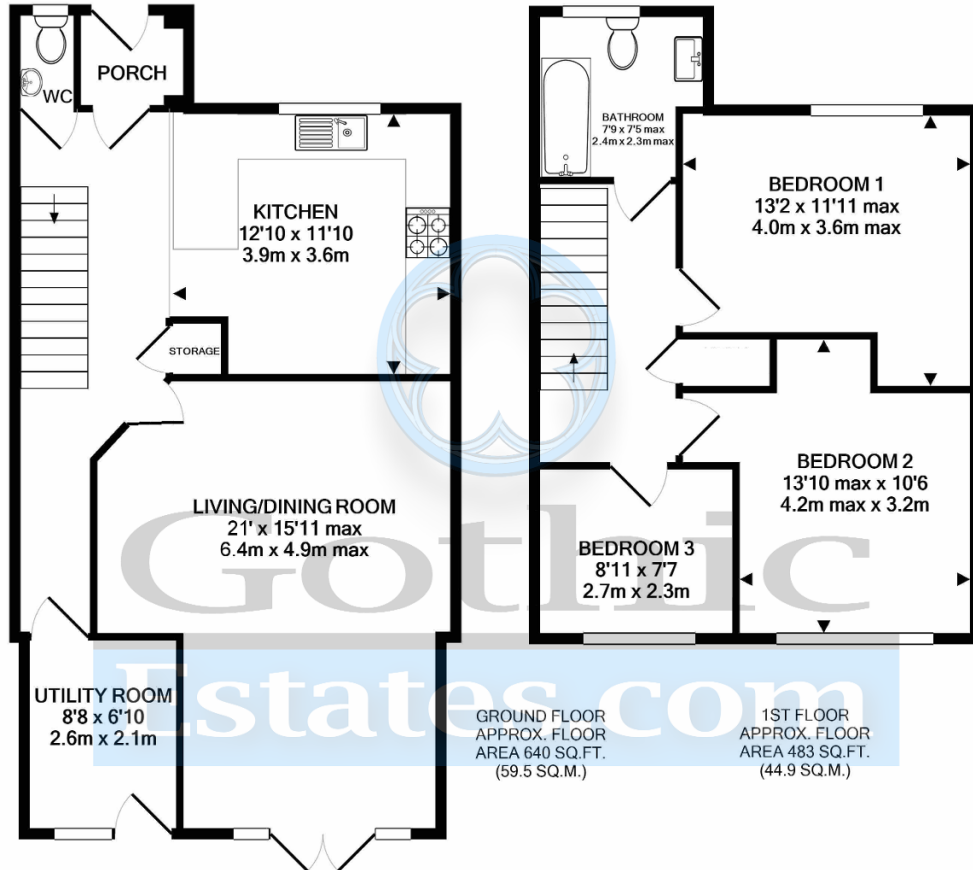
Bedroom 2 - 13' 9" x 10' 6" (4.21m x 3.21m) Max measurements plus door recess

Bedroom 3 - 8' 11" x 7' 6" (2.73m x 2.31m)

Bathroom - 7' 8" x 7' 5" (2.36m x 2.27m) Max measurements







TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2021

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		