

STEPHENS

ESTATE AGENTS

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234 KRISTIANSAND WAY, LETCHWORTH, **HERTFORDSHIRE, SG6 1TU**

In our opinion... "A very well presented three double bedroom detached home with integral garage and parking."

Accommodation: Entrance hall, lounge, kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with en suite shower room, two further bedrooms, family bathroom, front and rear gardens, garage.

Location: Letchworth is a popular town with a variety of shops and supermarkets and offers a mainline rail link direct to Kings Cross and easy access to the A1(m).

PRICE: £289,995

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The property in further detail comprises: -

Double glazed front door with stained glass inset to:-

ENTRANCE HALL

Stairs to first floor, radiator, part panelled walls, multi pane doors to:-



LOUNGE 14'0 x 11'5 (4.27m x 3.48m)

Double glazed window to front, radiator, TV point, coving, multi pane door to:-



KITCHEN/DINING ROOM 14'7 x 10'8 (4.45m x 3.25m)

Refitted to comprise a range of eye and base level cupboard and drawer units with roll edge work surfaces over, built in dishwasher, inset sink unit with mixer taps and drainer, built in double oven and hob with extractor fan over, complementary tiling, tiled floor, under stairs storage cupboard, sliding patio doors and double glazed window to rear.

UTILITY ROOM 7'10 x 6'0 (2.39m x 1.83m)

Fitted with a range of eye and base level cupboard and drawer units, sink unit with drainer, plumbing for automatic washing machine, boiler servicing hot water and heating, radiator, tiled floor, double glazed window and door to garden, door to garage.

CLOAKROOM

Refitted suite comprising; low level WC, wash hand basin, tiled floor, radiator, window to side aspect.

FIRST FLOOR

LANDING

Part panelled walls, access to loft, airing cupboard housing hot water cylinder.



BEDROOM ONE 12'8 x 11'5 (3.86m x 3.48m)

Range of mirror fronted wardrobes, radiator, over stairs cupboard, double glazed box bay window to front, door to:-

En Suite

Refitted suite comprising; wash hand basin, low level WC, separate shower cubicle, tiled walls, radiator, extractor fan, double glazed window to front.

BEDROOM TWO 11'6 x 7'10 (3.51m x 2.39m)

Radiator, walk in wardrobe, double glazed window to rear.

BEDROOM THREE 9'5 x 8'2 (2.87m x 2.49m)

Radiator, double glazed window to rear aspect.

These are draft details yet to be approved by the vendors.

BATHROOM

Refitted suite comprising; wash hand basin with cupboard under, panelled bath with shower attachment and mixer taps, low level WC, extractor fan, double glazed window to rear aspect, complementary tiling.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders, gated rear access, driveway leading to:-

GARAGE

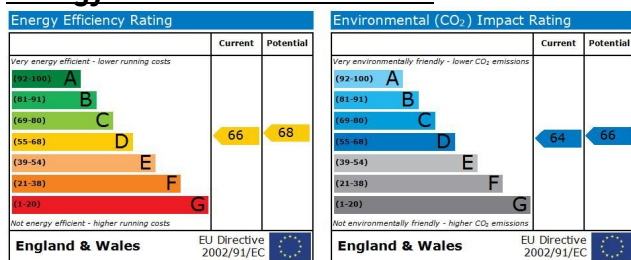
Single integral garage with up and over door, power and light.



REAR GARDEN

South westerly facing with patio area, laid to lawn, shrub borders, shed.

Energy Performance Certificate



AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.