



22, Bidwell Close

Letchworth Garden City,
Hertfordshire, SG6 1QR

£400,000

country
properties

An impressive three bedroom end terrace home located in a quiet cul-de-sac location and only a short walk from the town centre and mainline trains station.

The property has a ground floor cloakroom, open plan lounge/dining room and a fitted kitchen with integrated appliances. There is also a conservatory at the rear with a new insulated roof. Upstairs there are three bedrooms and a modern bathroom suite. The property has the benefit of gas central heating and double glazed windows. The rear garden is fully enclosed. There is also a single garage with power, light and an EV charging point.

Ground Floor

Entrance Porch

Laminate flooring. Doors leading to the living room and cloakroom.

Cloakroom

Comprising a wash basin with vanity unit and a low level wc. Laminate flooring. Double glazed window to the front aspect.

Living Room

17' 4" x 11' 2" (5.28m x 3.40m)
Double glazed window to the front aspect.
Stairs to the first floor with recess under.
Laminate flooring. Radiator. Open plan through to the dining room.

Dining Room

11' 0" x 9' 9" (3.35m x 2.97m)
Sliding patio doors leading to the conservatory.
Laminate flooring. Radiator.

Kitchen

11' 0" x 7' 3" (3.35m x 2.21m)
Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven, grill, induction hob and microwave. Integrated fridge/freezer. Plumbing for a washing machine and space for a tumble dryer. Radiator. Door and window leading to the conservatory.

Conservatory

16' 7" x 8' 4" (5.05m x 2.54m)
Brick based with tiled floor. Double glazed windows and door overlooking the rear garden. Fully insulated ceiling.



First Floor

Landing

Cupboard housing the gas central heating boiler. Doors to all rooms. New carpet.

Bedroom One

11' 1" x 10' 0" (3.38m x 3.05m)
Double glazed window to the rear aspect. Built in overhead cupboards. Recess for wardrobe. Radiator. New carpet.

Bedroom Two

11' 3" x 7' 1" (3.43m x 2.16m)
Double glazed window to the front aspect. Radiator. New carpet.

Bedroom Three

9' 2" x 4' 9" (2.79m x 1.45m)
Built in cupboard. Double glazed window to the front aspect. New carpet.

Bathroom

Modern three piece suite comprising a low level wc, bath with mixer taps and overhead rainfall shower and a floating vanity unit with integrated wash basin. Tiled walls and floor. Double glazed window to the rear aspect.

Outside

Front Garden

Laid to lawn with a pathway leading to the front door. Gated access to the rear garden.

Rear Garden

Laid mainly to lawn with a mature border and timber fencing. Stepping stones to the garage. Gated side access.

Garage

18' 5" x 8' 4" (5.61m x 2.54m)
Brick built garage with pitched roof. Power and light and a EV charging point. There is also an allocated parking space to the side.

Agents Note

Freehold
Council Tax Bad D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties