



**Norton Road, Letchworth Garden City, Hertfordshire, SG6 1AW**

**£325,000**

Lane & Bennetts are pleased to present this two double bedroom bungalow, located in the beautiful surroundings of Norton Hall Farm. This established development is tailored at the over 50's, providing comfortable independent living.

The property has a large dual aspect lounge/diner with modern sliding doors offering unique access to a sunny and quiet patio space. The lounge and second bedroom receive daylight from sunrise into the early evening making the property bright and airy.

The entrance hall has ample storage and doors to all rooms. The kitchen is fitted, with space for washing machine, again with pleasant rear view. The dual aspect main bedroom has a useful en suite WC, complimented by the main bathroom with shower. The second bedroom has views over the south facing garden. The attic space has been boarded with electric supply and lighting.

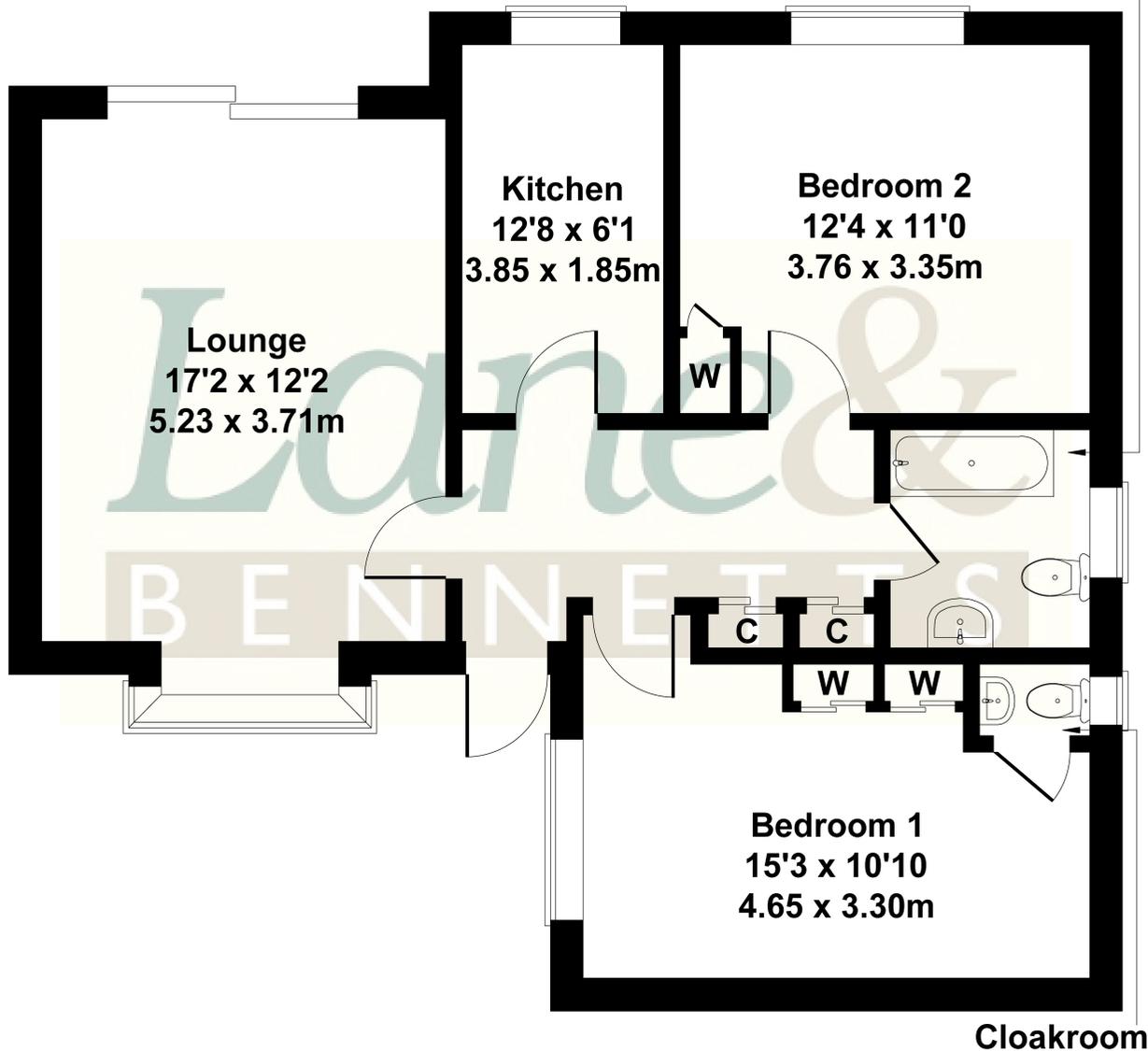
There is ample parking at the development, which also has many amenities such as launderette facilities, large meeting rooms and conservatory, and kitchen facilities for special occasions, as well as a guest suite available for out of town visitors! Locally there is a brilliant garden centre with coffee shop, and the Three Horseshoes Restaurant & Pub.



# The Rickyard, Norton Hall Farm

Approximate Gross Internal Area  
697 sq ft - 65 sq m

Bathroom  
6'6 x 6'4  
1.98 x 1.93m



Not to Scale. Produced by The Plan Portal 2026  
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- LARGE LOUNGE WITH FRENCH DOORS TO GARDEN
- FITTED KITCHEN
- COMMUNAL GARDENS & FACILITIES
- EN SUITE WC TO MAIN BEDROOM
- SOUGHT AFTER DEVELOPMENT FOR THE OVER 50'S
- COUNCIL TAX BAND C | EPC BAND D | TENURE: LEASEHOLD
- MAIN BATHROOM
- WELL MAINTAINED GARDENS & EXTERIOR

