



6 The Dale, Letchworth Garden City, Hertfordshire. SG6 3SG





2 Bedroom Detached Bungalow

£495,000 Freehold

A rarely available TWO bedroom DETACHED bungalow located in a highly desirable area of Letchworth within short walking distance of the town centre. Complete with off road parking, garage, front and rear gardens. This property offers further potential to be extended STPP.

- Detached bungalow
- Two bedrooms
- Fantastic location
- Bay fronted windows
- Fantastic potential to extend STPP
- Off road parking and garage
- Very close to town centre
- Open plan kitchen/diner
- Freehold
- EPC rating E. Council tax band D

Ground Floor

Entrance Hall:

Solid wood flooring. Upvc front door. Radiator with aesthetic cover. French doors to kitchen and dining room. Leading through to living room.

Living Room:

Bay fronted window to front aspect. Brick built fire surround with coal effect gas fire. Radiator.

Kitchen/Dining Room:

Pantry cupboard. Lino flooring. Worktops with farmhouse sink and drainer, under and over cupboards and tiled splashback. Rangemaster cooker with gas and electric oven. Extractor. Sliding doors to garden. Second window to rear aspect. Door to garden. Plumbed appliances. Electric log burner. Exposed beam ceiling. Two radiators.

Bedroom One:

Wooden floor. Bay fronted window to front aspect. Radiator.

Bedroom Two:

Laminate floor. Radiator. Window to side aspect.

Bathroom:

Tiled floor. Part tiled walls. Sink. Low level WC. Bath with wall mounted shower. Windows to side and rear.

External

Front Garden:

Gated path with small step to front door. Established beds and shrubs surrounding garden offering privacy. South West facing.

Parking and Garage:

Garage with double wooden doors. Parking space off road outside garage.

Rear Gardens:

Established shrubs and trees. Mostly laid to lawn with wild flowers. North East facing but gets a lot of sun. Seating areas. Patio area. Non overlooked.

Additional Information

About the Area:

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

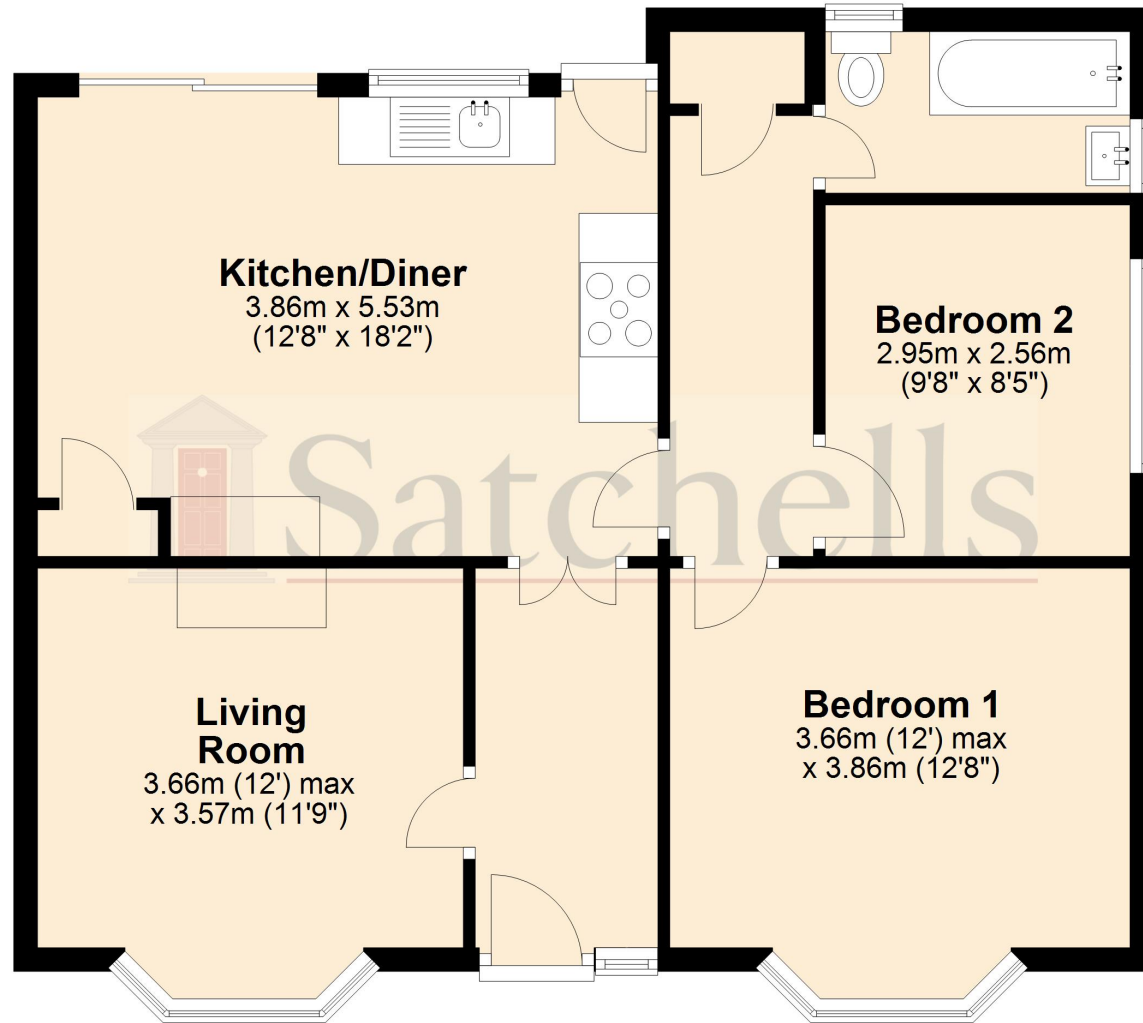




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Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.