



**FOR SALE**  
**Satchells**  
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Bowershott, Letchworth Garden City, Hertfordshire. SG6 2EU





## 2 Bedroom Detached House £620,000 Freehold

Offered CHAIN FREE is this detached house in the highly sought after Lordship area of Letchworth Garden City, with fantastic potential to extend STPP.

- Detached house
- Study/Bedroom 3
- Sought after location
- Stunning garden
- Close to amenities
- Garage with utility area
- Freehold
- Chain free
- Fantastic potential to extend STPP
- Awaiting EPC. Council tax band E

## **Ground Floor**

### **Entrance Hall:**

Front door and window to side.

### **Dining Area:**

Abt. 11' 7" x 10' 6" (3.53m x 3.20m) Bay fronted window. Radiator.

### **Lounge:**

Abt. 15' 8" x 12' 3" (4.78m x 3.73m) Bay fronted window. Radiator. Fireplace.

### **Kitchen:**

Abt. 11' 5" max x 8' 8" max (3.48m x 2.64m) Window and door to rear. Wall and base units. Gas hob. Stainless steel sink. Pantry area. Space for fridge.

### **Bathroom:**

Window to rear. Suite comprising WC, shower and wash hand basin.

### **Study/Bedroom Three:**

Abt. 8' 9" x 7' 2" (2.67m x 2.18m) Door to conservatory. Radiator.

### **Conservatory:**

Abt. 10' 7" x 10' 6" (3.23m x 3.20m) Windows so side and rear. Double doors to garden.

### **Garage:**

Abt. 33' 0" x 9' 2" (10.06m x 2.79m) Electric remote door to front. Windows to rear. Door to garden. Utility area.

## **First Floor**

### **Landing:**

Doors to all rooms.

### **Bedroom One:**

Abt. 11' 8" x 10' 7" (3.56m x 3.23m) Windows to rear. Fitted wardrobes. Eaves storage.

### **Bedroom Two:**

Abt. 15' 1" x 8' 9" (4.60m x 2.67m) Windows to front and side. Fitted wardrobes. Eaves storage.

### **Cloakroom:**

Window to side. Suite comprising WC and wash hand basin.

## External

### Front Garden:

Driveway for one car. Access to garage. Front garden.

### Rear Garden:

Patio area. Mainly laid to lawn. Summer house. Green house. Small pond. Access to garage.

### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

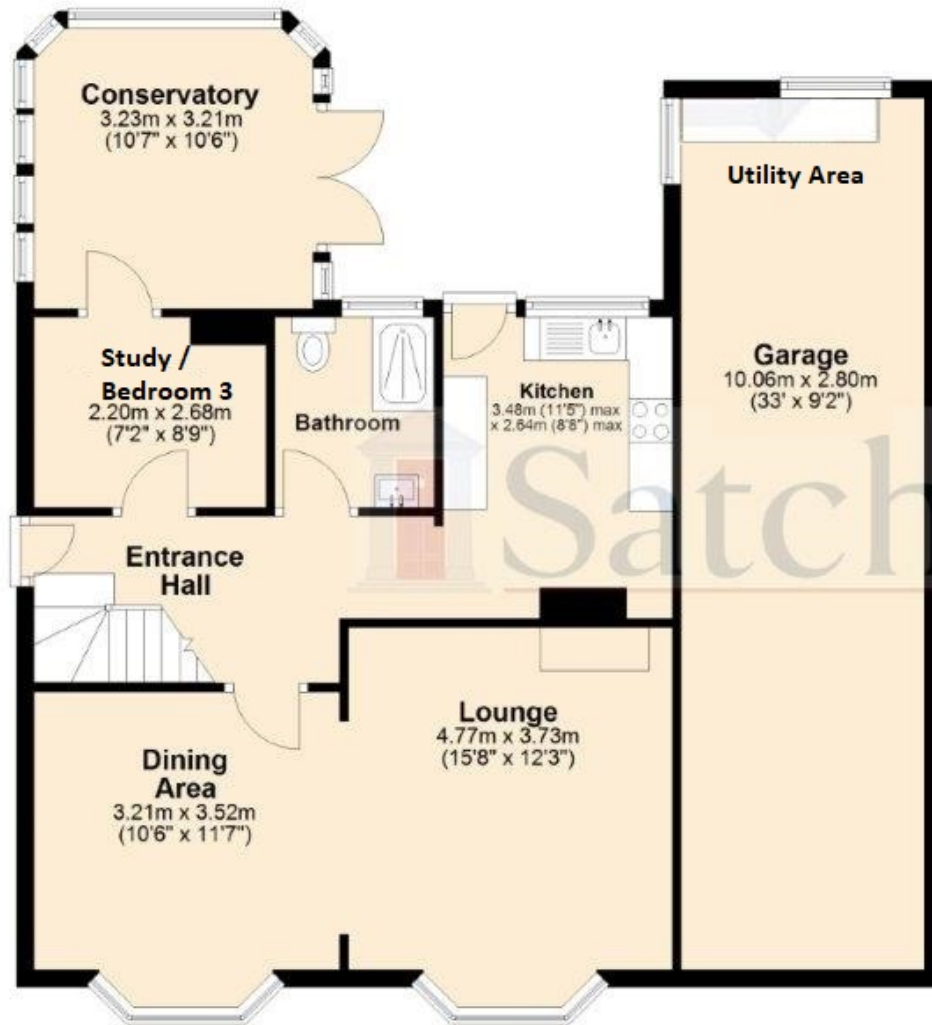




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

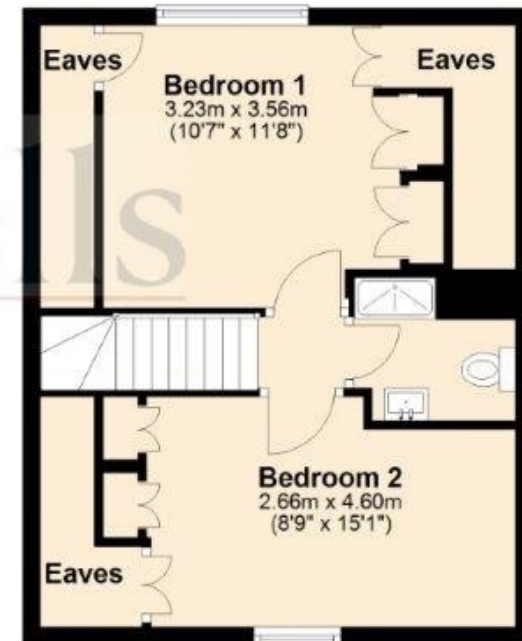
## Ground Floor

Approx. 95.6 sq. metres (1028.8 sq. feet)



## First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



Total area: approx. 132.3 sq. metres (1423.8 sq. feet)

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.