



Berkeley, Letchworth Garden City, Hertfordshire. SG6 2HA





3 Bedroom Bungalow £600,000 Freehold

An extremely light and spacious, DETACHED bungalow located within a highly desirable area of Letchworth Garden City. Boasting THREE bedrooms, TWO bathrooms and THREE reception rooms, this property is complete with a driveway for multiple cars, separate garage and beautiful SOUTH FACING rear garden.

- Detached bungalow
- Driveway for multiple cars and garage
- En-suite to master bedroom
- Beautifully maintained and established south facing garden
- Separate dining room and separate study
- Three bedrooms
- Highly desirable cul-de-sac location
- Freehold
- EPC rating D. Council tax band E

Ground Floor:**Entrance:**

Front door leading into hallway, doors to:

Living Room:

Abt: 12' 8" x 19' 3" (3.86m x 5.87m) Carpet, radiators, gas fire with mantelpiece, sliding doors to rear garden, internal door to dining room.

Dining Room:

Abt: 10' 10" x 13' 6" (3.30m x 4.11m) Carpet, radiator, door leading to garden, internal door to kitchen.

Kitchen:

Abt: 10' 1" x 12' 2" (3.07m x 3.71m) Lino flooring, tiled splash back, window to rear aspect, ample worktop space with a range of base and wall units, integrated mid-height oven, sink and drainer, radiator.

Utility Room:

Abt: 9' 2" x 9' 4" (2.79m x 2.84m) Lino flooring, worksurfaces with base mounted units, door leading to side, window to side aspect, boiler, plumbed appliances, internal door to study.

Study:

Abt: 8' 5" x 7' 4" (2.57m x 2.24m) Lino flooring, window to rear aspect, door leading to side access, radiator.

Bedroom One:

Abt: 10' 2" x 11' 2" (3.10m x 3.40m) Window to front aspect, radiator, carpet, built in wardrobes, en-suite shower room.

En-Suite

Carpet, tiled walls, low level WC, radiator, sink, shower unit with wall mounted shower.

Bedroom Two:

Abt: 10' 5" x 11' 0" (3.17m x 3.35m) Carpet, radiator, fitted wardrobes, window to front aspect.

Bedroom Three:

Abt: 9' 3" x 8' 7" (2.82m x 2.62m) Carpet, radiator, fitted wardrobes, window to side aspect.

Bathroom:

Tiled flooring, tiled walls, privacy window to side aspect, level access shower with glass screen, wall mounted electric shower, heated towel rail, sink integrated in to vanity unit, low level WC.

Outside:**Rear Garden:**

non overlooked, mostly laid to lawn with established and well maintained borders, paved patio area, side access from driveway, wrap around to side with paved area and shed space, south facing, Dual electric parasols over patio from study and living room.

Garage:

To the rear of driveway, pull up and over door, side door from garden.

Driveway:

Block paved, steps leading to front door, off road parking for three vehicles.

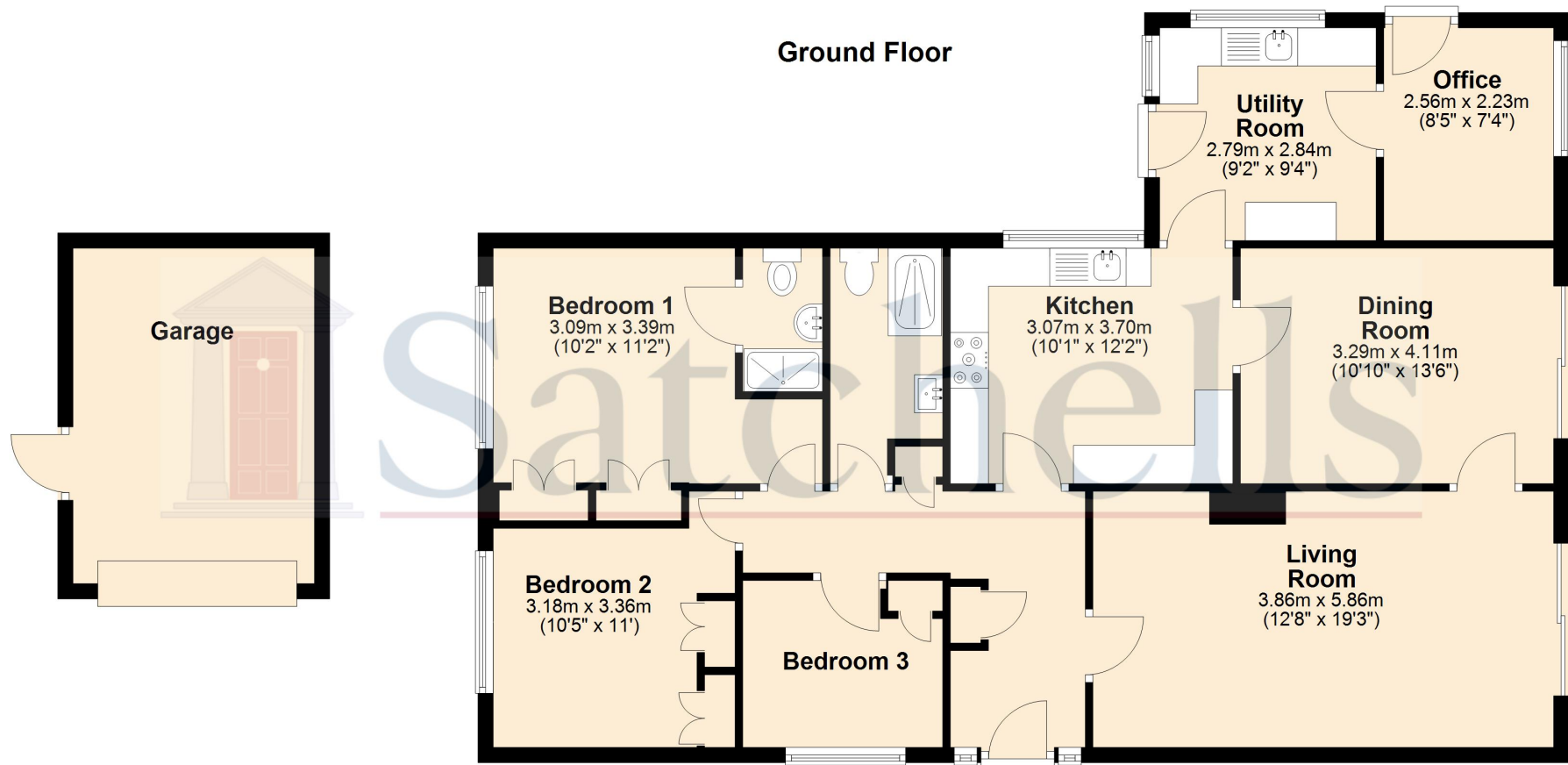
About the area:**Letchworth:**

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.





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.



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.