



26, Bowershott

Letchworth Garden City,
Hertfordshire, SG6 2ET

£550,000

country
properties

3 bedroom semi-detached family home located within walking distance of a number of popular schools, the town centre & train station are also close by. On the ground floor there is a cloakroom, 2 reception rooms with parquet flooring and a spacious kitchen. On the first floor there are 3 bedrooms and a 4 piece bathroom suite. Off road parking for a number of vehicles to the front, leading to the single garage. The rear garden is approx. 122ft in length. The property is in need of some updating and modernising but does benefit from new double glazed doors & windows. There is scope to extend the house subject to obtaining all the correct planning consents.

Ground Floor

Entrance Hall

Stairs to the first floor with cupboard under.
Double glazed window.

Cloakroom

Comprising a low level wc and a wash basin.
Wall mounted gas boiler.

Lounge

15' 11" x 15' 4" (4.85m x 4.67m)
Double glazed bay window to the front aspect.
Radiator. Tv point. Original parquet flooring. Bi-folding doors leading to the dining room.

Dining Room

11' 0" x 10' 8" (3.35m x 3.25m)
Double glazed patio doors leading to the rear garden. Radiator. Original parquet flooring.

Kitchen

11' 10" x 9' 10" (3.61m x 3.00m)
Fitted in a range of matching units. Single drainer sink unit. Integrated oven and gas hob with extractor over. Plumbing for a dishwasher or washing machine. Radiator. Double glazed window to the rear aspect. Upvc door leading to the side passage.

First Floor

Landing

Double glazed window to the side aspect.
Access to boarded loft space via loft ladder, the loft also has a light. Airing cupboard housing water tank.

Bedroom One

13' 8" x 11' 8" (4.17m x 3.56m)
Two double glazed windows to the front aspect. Radiator. Built in wardrobes.

Bedroom Two

13' 5" x 10' 4" (4.09m x 3.15m)
Two double glazed window to the rear aspect.
Built in cupboard with shelving. Radiator.

Bedroom Three

9' 0" x 8' 10" (2.74m x 2.69m)
Double glazed window to the front aspect. Built in cupboard. Radiator,

Bathroom

Fitted bathroom comprising a low level wc, wash basin, panelled bath and a separate shower cubicle. Heated towel rail. Tiled areas.
Double glazed windows to side and rear.



Outside

Front Garden

Mainly laid to lawn with mature shrubs and trees. Off road parking for a number of vehicles leading to the garage.

Rear Garden

Approx.122ft in length with mature trees and shrubs. Pond. Two sheds and a greenhouse. Secure passageway to the front.

Garage

22' 0" x 8' 0" (6.71m x 2.44m)

With power and light and personal door to the garden.

Workshop

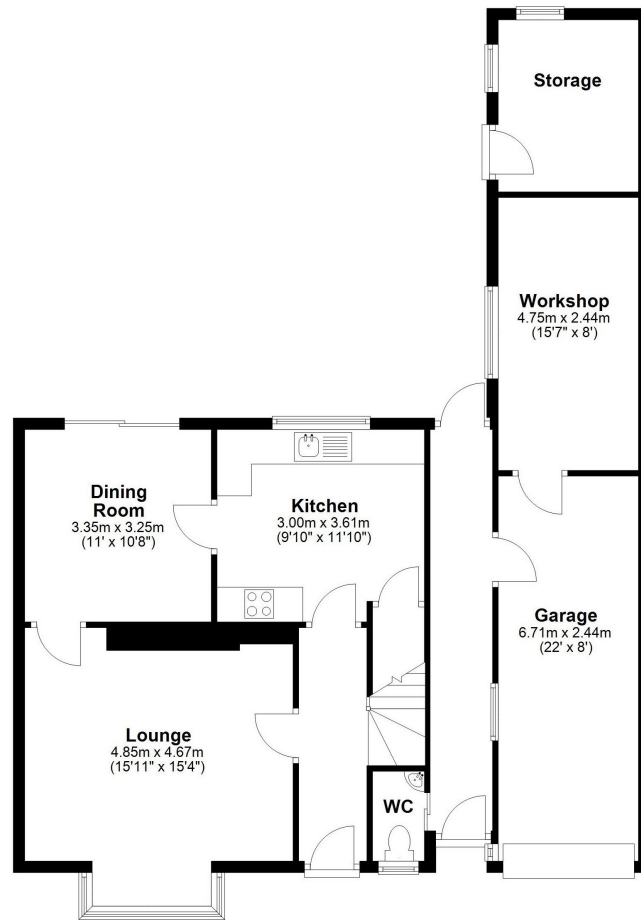
15' 7" x 8' 0" (4.75m x 2.44m)

Power and light. Window to the side.

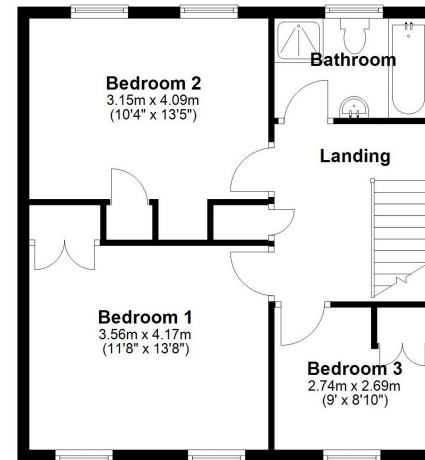
Agents Note

The property is Freehold and falls within council tax band D.





Ground Floor



First Floor

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	A	80		
(81-91)				
(69-80)				
(55-68)				
(39-54)	D	61		
(21-38)				
(1-20)				
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

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