



22 Berkeley, Letchworth Garden City, Hertfordshire. SG6 2HA





2 Bedroom Detached Bungalow £650,000 Freehold

Welcome to this beautifully renovated two-bedroom detached bungalow. It boasts two spacious double bedrooms, an open-plan living space with a modern kitchen, and well-maintained front and rear gardens. Off-street parking for three cars adds convenience to this charming home, offering modern comfort in a peaceful setting.

- Beautifully refurbished
- Off street parking
- Garage
- Close to amenities
- Front and rear garden
- Two double bedrooms
- Two en-suites
- Modern open plan living space
- EPC rating E. Council tax band E

Ground Floor:**Entrance:**

Entrance straight into open plan living space and kitchen.

Kitchen/Living Area:

Abt: 32' 2" x 25' 5" (9.80m x 7.75m) (Living Area) built in storage throughout, spotlights, aircon and heating throughout, Amtico flooring, access to all rooms. (Kitchen Area) range of base and wall units, stainless steel sink with swan neck tap, electric hob and extractor fan, integrated appliances, kitchen island, spotlights, Amtico flooring, double glazed window to side, access to side.

Conservatory:

Bifold doors to rear garden, spotlights, Amtico flooring. double glazed windows surrounding.

Bedroom One:

Abt: 11' 6" x 12' 7" (3.51m x 3.84m) Aircon and heating unit, double glazed window to front, Amtico flooring, spotlights, access to en-suite.

En-Suite Wetroom:

Obscure double glazed window to side, low level dual flush WC, wash hand basin with mixer tap, rainfall shower, spotlights, tiled flooring.

Bedroom Two:

Abt: 11' 2" x 12' 7" (3.40m x 3.84m) Double glazed window to front, aircon and heating unit, spotlights, Amtico flooring, access to ensuite.

En-Suite:

Fitted bathtub with shower head, low level dual flush WC, wash hand basin with mixer tap, partly tiled walls, double glazed obscure

Outside:

Rear Garden:

Mainly laid to lawn, side access, summer house, patio area.

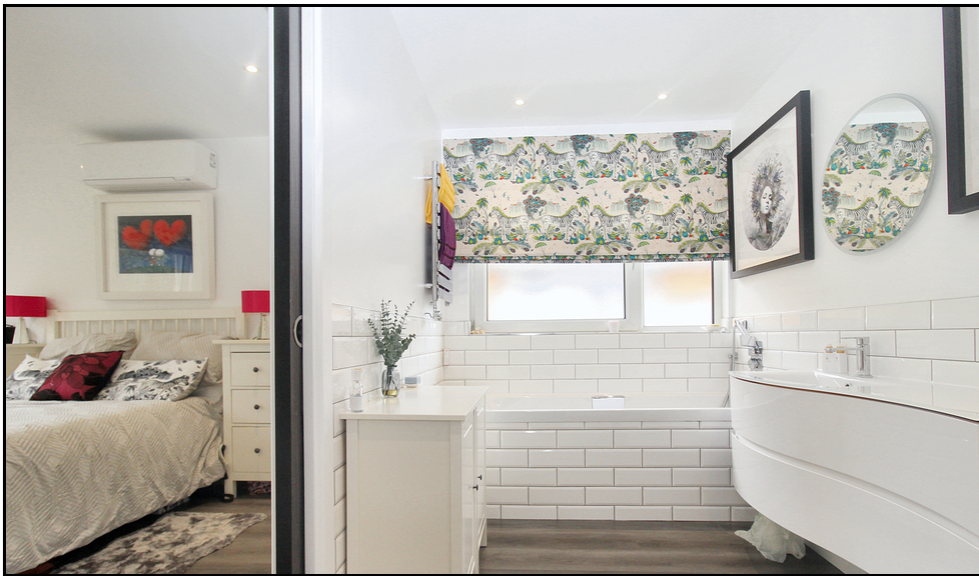
Front Garden:

Access to garage, electric point, parking for three/four cars.

Agents Note:

Draft details 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



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.