



Norton Road, Letchworth Garden City, Hertfordshire, SG6 1AR

£330,000

Lane & Bennetts are delighted to offer a unique opportunity to live in this amazing re-modelling of a spacious two bedroom bungalow located in the attractive grounds of Norton Hall Farm. Our current vendors have transformed the property throughout, upgrading the kitchen with an array of modern units, draws, and worktops. The dual aspect lounge/dining space opens to a cool terrace for those Al Fresco afternoons. The bathroom has been converted to a smart shower room. Insulated wood-effect laminate flooring has been added throughout the main rooms, along with new double glazed windows and front door – all boasting white internal and brown exterior units. A new combi boiler has also been fitted. The main bedroom has custom furniture which may stay at the property, and a handy en-suite WC.

- TWO DOUBLE BEDROOM BUNGALOW IN SECLUDED LOCATION
- LIGHT & AIRY DUAL ASPECT LOUNGE/DINER
- BEAUTIFUL COMMUNAL GROUNDS & GARDENS
- RE-FITTED BATHROOM WITH WALK IN SHOWER
- RECENTLY REFITTED CONTEMPORARY KITCHEN
- ENSUITE WC TO MAIN BEDROOM
- CHARMING PATIO AREA, GATED ACCESS TO REAR
- AMPLE OFF ROAD PARKING, POTENTIAL TO RENT A GARAGE
- NEW COMBI BOILER AND NEW DOUBLE GLAZED WINDOWS AND DOOR
- NEW LAMINATE AND INSULATED FLOORING
- COUNCIL TAX BAND C | EPC BAND D
- LEASEHOLD | NEW 90 YEAR LEASE OFFERED TO EACH NEW

The bungalow has been redecorated in neutral tones. There is ample storage available, including the loft space. Externally, the property is maintained by the management under the terms of the lease agreement. Management service charges are currently £267.00 per month – there is no ground rent. Plenty of unallocated parking is available, and there are garages that can be rented (there may be a waiting list). Private and attractive communal grounds make a pleasant background. The old farmhouse itself is home to a communal sitting room, kitchen space, and facilities. Noteworthy nearby highlights include The Three Horseshoes bistro pub, Bickerdikes Garden Centre and café / restaurant, and the beautiful 13.2 mile Letchworth Greenway for walking, cycling or running.

Transport links are excellent – A1(M) junction 9 (North & South), A507 leading to M1 are within easy reach. Trains run from Baldock, Letchworth and Arlesey stations to London Kings Cross / St Pancras, while London Luton Airport is a 40 minute drive, and London Stanstead around 45 minutes. The cultural offering of Cambridge is also just 40 minutes drive away.