



105, Bedford Road

Letchworth Garden City,
Hertfordshire, SG6 4DX

£450,000

country
properties

An extended three bedroom semi detached house located close to popular schools and local shop. The town centre and train station are also within easy walking distance.

On the ground floor there is a spacious lounge, fitted kitchen with integrated oven and hob, an extended dining/family room and a toilet. Upstairs there are two double bedrooms a good size single bedroom and a modern bathroom suite. Outside there is off road parking for two vehicles and the rear garden is approx. 90ft mainly laid to lawn with well stock beds.

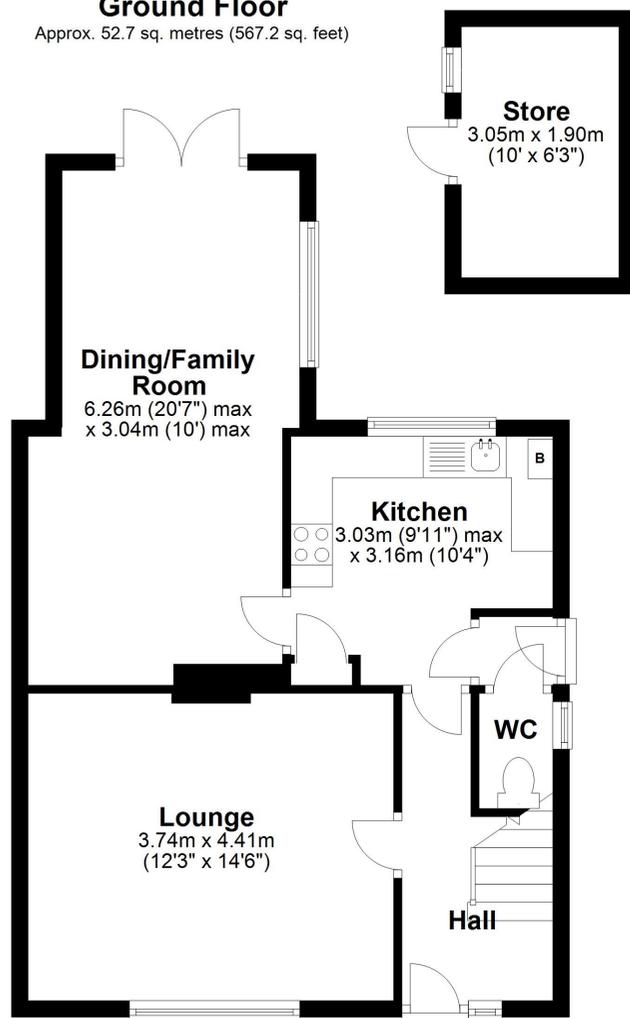
Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live.

- Internal viewing comes recommended to fully appreciate this family home.
- Spacious lounge and extended dining/family room.
- Fitted kitchen with integrated oven and hob.
- GAs central heating and double glazed windows.
- Off road parking for two vehicles.
- Large 90ft rear garden.
- Leasehold - 990 years from 1946 with 913 remaining. No service charge or ground rent.

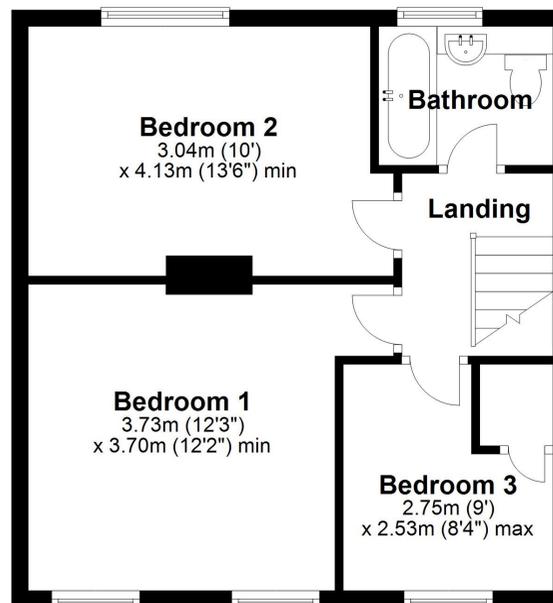




Ground Floor
Approx. 52.7 sq. metres (567.2 sq. feet)



First Floor
Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 96.1 sq. metres (1034.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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