



Runnalow, Letchworth Garden City, Hertfordshire. SG6 4DS





2 Bedroom Bungalow

£450,000 Freehold

Offered to the market chain free, this detached, two bedroom bungalow is located on a quiet residential street and is within easy reach of the town centre and mainline station. Benefiting from a garage, driveway and good sized rear garden, this property offers fantastic scope to extend STPP.

- Detached bungalow
- Freehold
- Chain free
- Fantastic scope to extend STPP
- Close to town and mainline station
- Two bedrooms
- Sunny enclosed rear garden
- Driveway and garage
- EPC rating D. Council tax band D

Accommodation**Entrance Hall:**

Internal doors leading to rest of accommodation.
Upvc door to front. Carpet. coat/meter cupboard.
Airing cupboard.

Living Room:

Carpet. Radiator. Double glazed bay window to front aspect.

Kitchen:

Matching fitted range of wall and base units with work surfaces over. Space for cooker, washing machine and fridge. Double glazed window to rear. Vinyl flooring. Doorway leading to dining room/second reception room.

Sun Room/Dining Room:

Dual aspect with windows to rear and side. Radiator. Carpet. Door opening out to garden. Doorway to kitchen and double doors opening into second bedroom.

Principal Bedroom:

Bay window to front. Radiator. Carpet.

Bedroom Two:

Carpet. Boiler cupboard. Double doors to dining room/second reception room. Radiator.

Shower Room:

Tiled flooring. Double glazed privacy window to rear. Radiator. Low level WC. Wash basin. Shower with sliding glass doors and wall mounted shower. Tiled walls.

Outside**Front Garden:**

Lawn with low level wall to front dividing boundary from pathway. Driveway for several cars leading to front door and gate to garage and rear garden.

Rear Garden:

Raised patio providing seating and bbq area with low level wall and steps leading to large lawn space. Garden shed and shrub borders. Non overlooked with a sunny position. Trees to rear and area left to wild. Garage and gated access to driveway.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

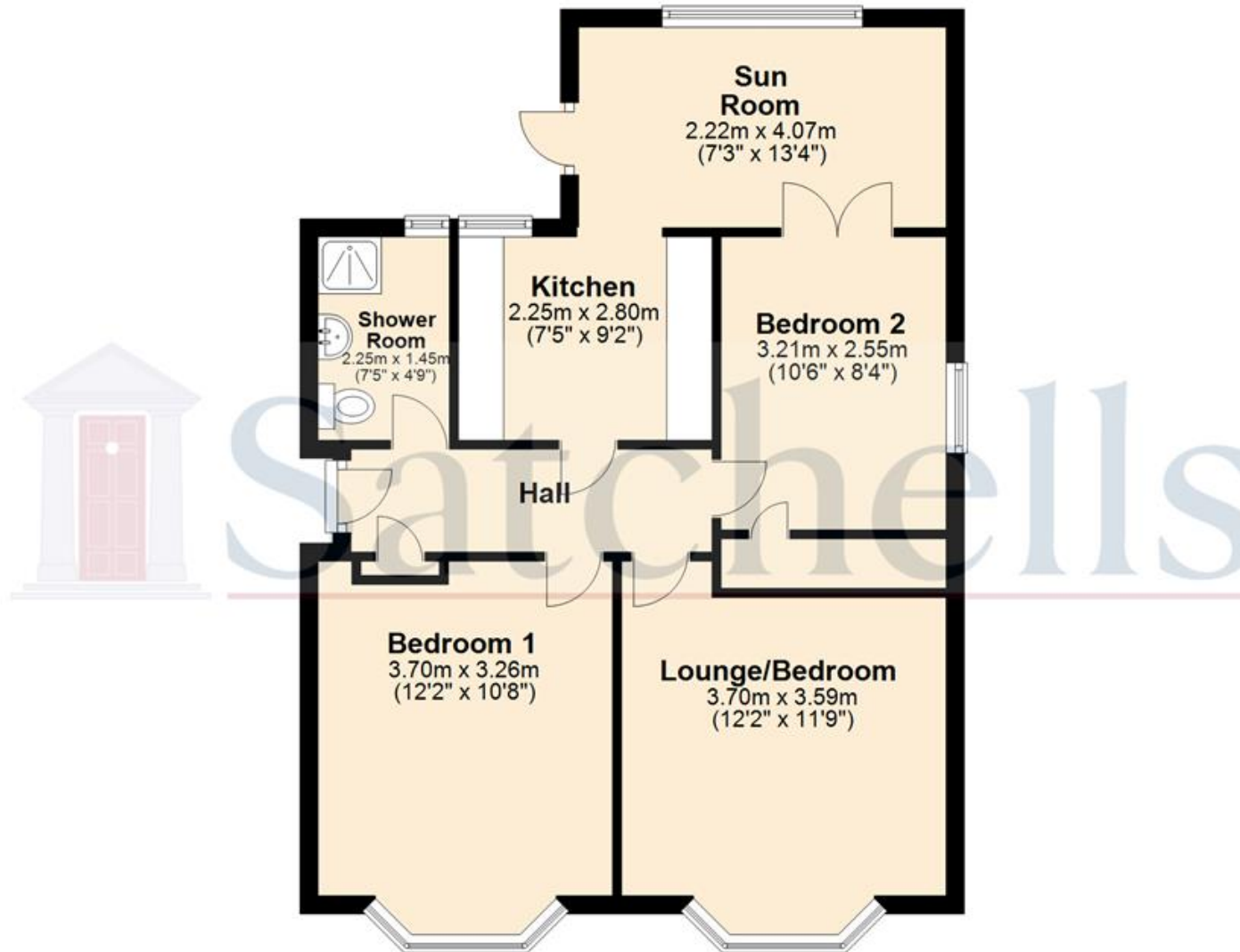




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.