



17 Romany Close, Letchworth Garden City SG6 4LA







## 2 Bedroom Semi-Detached Bungalow £375,000 Freehold (to be confirmed)

Offered to the market chain free, this semi-detached two bedroom bungalow is located within a quiet cul-de-sac situated on the north side of Letchworth Garden City. Complete with a driveway for multiple cars, garage and enclosed private garden, this property is ideal for those looking to downsize.

- FREEHOLD
- TWO bed SEMI-DETACHED
- Garage & driveway
- CHAIN FREE
- Potential to extend STPP
- Extension to kitchen
- Conservatory
- Enclosed rear garden
- Cul-de-sac location
- Awaiting EPC. Council tax band C



## **Ground Floor**

### **Entrance Hall:**

Carpet. Radiator. Upvc door to front. Storage cupboard.

### **Living Room:**

Abt. 17' 6" x 12' 6" (5.33m x 3.81m) Carpet. Radiator. Sliding door to conservatory. Gas fire. Storage cupboard.

### **Conservatory:**

Abt. 9' 1" x 7' 4" (2.77m x 2.24m) Carpet. Doors to garden. Upvc.

### **Kitchen:**

Abt. 12' 3" x 8' 6" (3.73m x 2.59m) Vinyl tiled flooring. Radiator. Window to rear aspect. Upvc door to side. Worktops with a range of wall and base mounted units. Sink & drainer. Plumbed appliances. Space for cooker. Extended. Storage cupboard.

## **Bedroom One:**

Abt. 12' 6" x 9' 7" (3.81m x 2.92m) Carpet. Radiator. Window to front aspect.

## **Bedroom Two:**

Abt. 8' 7" x 8' 6" (2.62m x 2.59m) Carpet. Radiator. Window to front aspect. Built in overhead storage.

## **Bathroom:**

Vinyl tiled flooring. Privacy window to side aspect. Tiled walls. WC. Wash basin & bath with wall mounted shower and screen. Storage cupboard.

## **Outside**

### **Driveway:**

Parking for multiple cars. Tarmacked. Leading to garage.

### **Garage:**

Up and over door. Side access through garden.



**Front Garden:**

Mostly laid to lawn with gravelled borders and planted shrubs.

**Rear Garden:**

Enclosed with fencing and gated access to driveway. Patio area directly to rear with raised area to rear with steps and planted beds and greenhouse.

**Agents Note:**

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



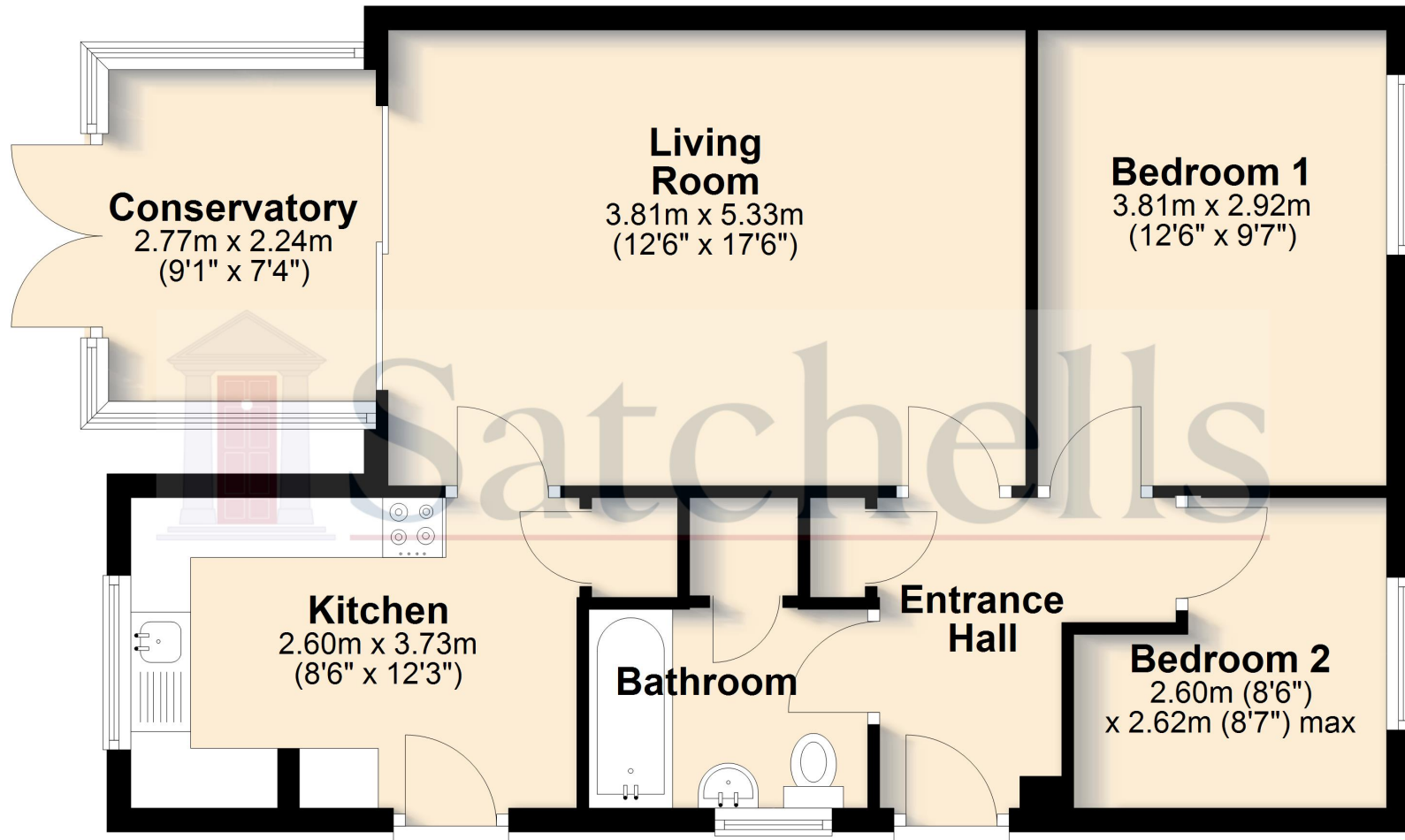




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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