



Dents Close, Letchworth Garden City, Hertfordshire. SG6 2TP

Satchells



## 3 Bedroom Bungalow £575,000 Freehold

Offered to the market chain free, this recently impressive sized detached bungalow sits on corner plot offering generous outside space within the highly sought after 'Lordship' estate. With recently re-fitted entrance hall, shower room and kitchen/utility, this property also benefits from a driveway and extended garage. Ideal as a family home or those looking to downscale.



- Freehold
- Detached bungalow
- Three bedrooms
- Recently refurbished
- Generous living spaces
- Chain free
- Corner plot
- Driveway and extended garage
- Sought after 'Lordship' estate
- Awaiting EPC. Council tax band E

**Ground Floor****Hallway:**

Upvc door to front. Vinyl flooring. Radiator. Spotlights. Storage cupboard housing combi-boiler.

**Living Room:**

Abt. 13' 2" x 23' 6" (4.01m x 7.16m) Laminate flooring. Two radiators. Spotlights. Double set of double glazed French doors to garden patio. Double glazed window to side. Feature fireplace with electric fire.

**Kitchen:**

Abt. 9' 8" x 9' 8" (2.95m x 2.95m) Recently re-fitted. Vinyl flooring. Spotlights. Double glazed window to front. Radiator. Worktops with a range of wall and base mounted units with under unit lighting and integrated appliances including; fridge/freezer, dishwasher, double oven and electric hob and extractor. Leading in to Utility.

**Utility:**

Abt. 6' 7" x 7' 6" (2.01m x 2.29m) Recently re-fitted. Vinyl flooring. Spotlights. Double glazed window to front. Upvc door to side. Worktops with a range of wall and base mounted units with under unit lighting and space for plumbed appliances.

**Bedroom One:**

Abt. 9' 4" x 13' 5" (2.84m x 4.09m) Laminate flooring. Radiator. Spotlights. Built in wardrobe. Double glazed window to rear.

**Bedroom Two:**

Abt. 9' 8" x 10' 4" (2.95m x 3.15m) Laminate flooring. Radiator. Spotlights. Built in wardrobe. Double glazed window to front.

**Bedroom Three:**

Abt. 11' 7" x 7' 1" (3.53m x 2.16m) Laminate flooring. Radiator. Spotlights. Double glazed window to rear.

**Shower Room:**

Recently re-fitted. Vinyl flooring. Part tiled walls. Heated towel rail. Vanity unit with integrated WC and wash basin. Walk in shower with glass screen, panelled walls and overhead shower. Double glazed privacy window.

**Outside****Front Garden:**

Laid to lawn with established planting and flower beds to front. Concrete driveway with path leading to side access and covered front door. Access to front of garage.

**Rear Garden:**

The property boasts an impressive and generously proportioned garden, beautifully established and thoughtfully landscaped to offer a variety of outdoor spaces including ornamental pond. Predominantly laid to lawn, interspersed with well-stocked borders bursting with colour as well as a range of mature shrubs and trees provide natural screening and a lovely sense of seclusion.

A sizeable paved patio area adjoins the rear of the property, providing a seating area. A further seating area with a timber garden bench is situated within the garden. To the side there is a raised stone-walled bed with a slated area below. The garden is enclosed by timber panel fencing.

**Additional Information**

**Agents Note:**

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

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Material Information:**

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the

seller/landlord/tenant based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: Low

Mobile/Phone: Good - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: E

Council tax payable: TBC

For further material information please contact the office marketing this property.

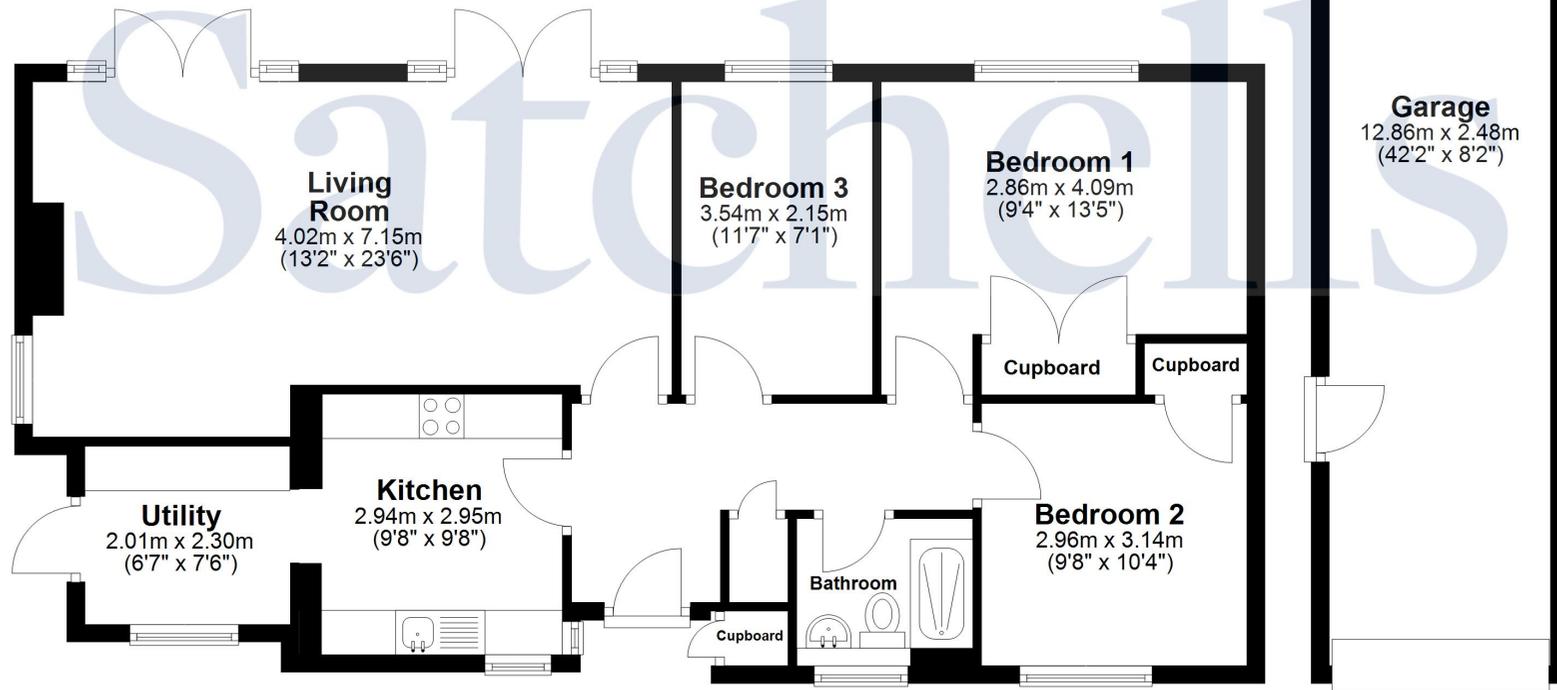




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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

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## Ground Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.