



17, Longmead

Letchworth Garden City,
Hertfordshire, SG6 4HP

£550,000

country
properties

Located in a sought after location backing onto part of Norton Common. Spacious detached bungalow in need of some modernisation offered with vacant possession and no upper chain. Two separate reception rooms and garden room to the rear. Fitted kitchen with integrated oven & hob. Two bedrooms and a wet room style shower room. Loft room providing more space. The rear garden is South facing and laid to lawn with various fruit trees and a fish pond. At the front there is off road parking for a number of cars and a garage with workshop area at the rear.

Ground Floor

Entrance Hall

Wooden door to front with window. Doors to all rooms, open tread stairs to loft room. Further loft hatch to a secondary loft space which contains the gas central heating boiler.

Lounge

13' 11" x 10' 11" (4.24m x 3.33m)

Double glazed window to the front aspect. Open fireplace with exposed brick surround and tiled hearth. Radiator. Tv point. Multi paned glazed doors leading to the dining room.

Dining Room

10' 11" x 8' 11" (3.33m x 2.72m)

Wood laminate flooring. Radiator. Open plan leading to the garden room.

Garden Room

13' 3" x 7' 8" (4.04m x 2.34m)

Tiled floor and windows overlooking the rear garden. Radiator.

Kitchen

13' 3" x 9' 10" (4.04m x 3.00m)

Fitted in a range of matching base and eye level units. Single drainer sink unit. Integrated oven and hob with extractor over. Plumbing for a dishwasher and a washing machine. Space for a fridge/freezer. Pantry cupboard. Tiled floor. Door and window overlooking the rear garden.

Bedroom One

11' 10" x 9' 10" (3.61m x 3.00m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

10' 2" x 9' 3" (3.10m x 2.82m)

Double glazed window to the rear aspect. Radiator.

Shower Room

Wet room style shower and a wall mounted wash basin. Ceramic tiled walls. Double glazed window to the side aspect.



Separate Wc

Comprising a low level wc. Window to the side aspect.

First Floor

Loft Room

11' 11" x 11' 3" (3.63m x 3.43m)

Velux windows to the side and rear. Eaves cupboard.

Outside

Front Garden

Off road parking for a number of vehicles. Access to the garage. Hedge and retaining brick wall.

Rear Garden

A private and enclosed rear garden backing onto part of Norton Common. Laid to lawn with very fruit trees and a ornamental fish pond. Mature borders.

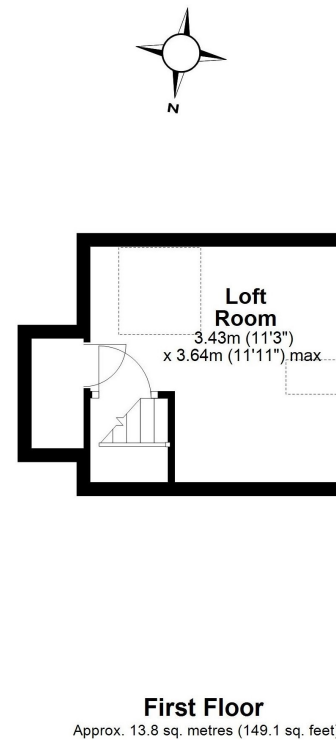
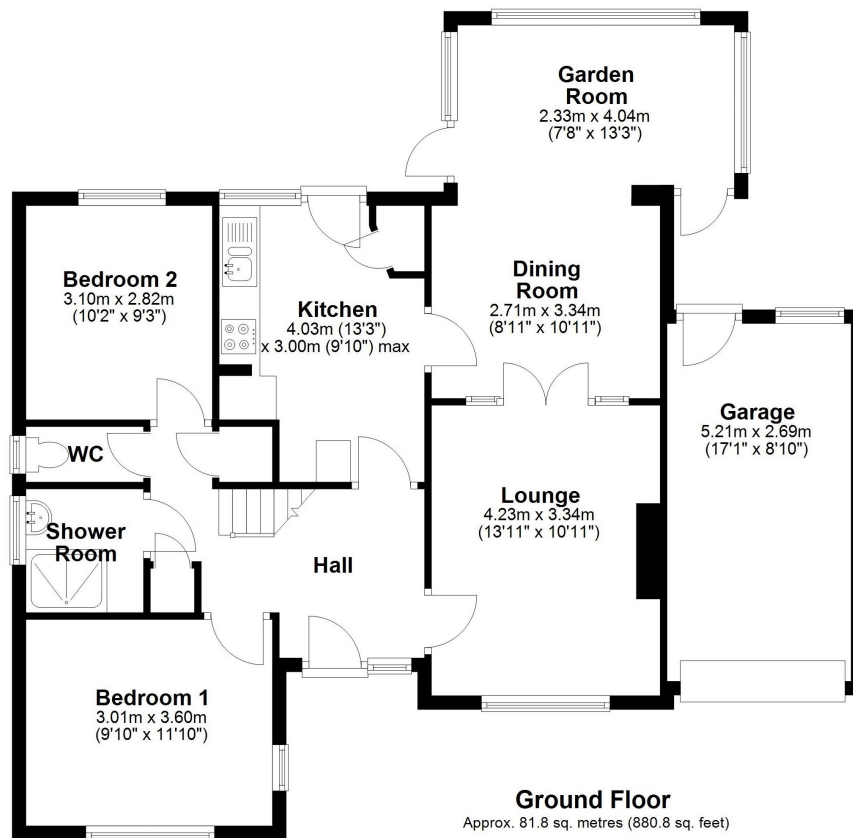
Garage

Single garage with a workshop at the rear.

Agents Note

The property is Freehold.
Council Tax Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	52	70
	EU Directive 2002/91/EC	

Total area: approx. 95.7 sq. metres (1029.8 sq. feet)

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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