



1 LONGMEAD,
LETCHWORTH, SG6 4HW

Lane &
BENNETTS



**1 Longmead
Letchworth Garden City
Hertfordshire
SG6 4HW**

Lane & Bennetts are proud to present this exceptional and rarely available two double bedroom detached bungalow in a truly sought after location. Situated in a large wrap around plot within easy walking distance to the town, station, Norton common nature reserve and the Letchworth Lido. Updated and improved to a high specification, and beautifully decorated by our current vendors, there is quality throughout. A bespoke kitchen/diner by Wentworth Kitchens has a fine range of furniture and integrated appliances. There's recently laid Amtico flooring, Oak doors throughout and a Sharps designed and installed bedroom suite. The bathroom offers a white suite comprising a double width walk in shower, hand basin with vanity under and WC. This fine home benefits from a single garage with a useful utility space, upvc door and electric roll up door.

The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

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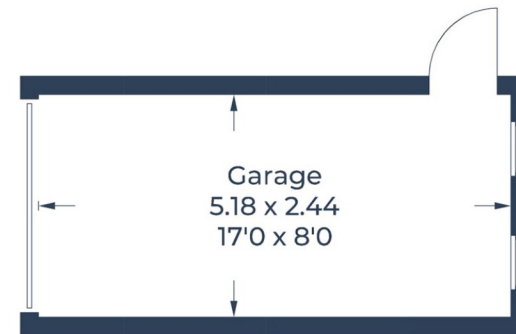
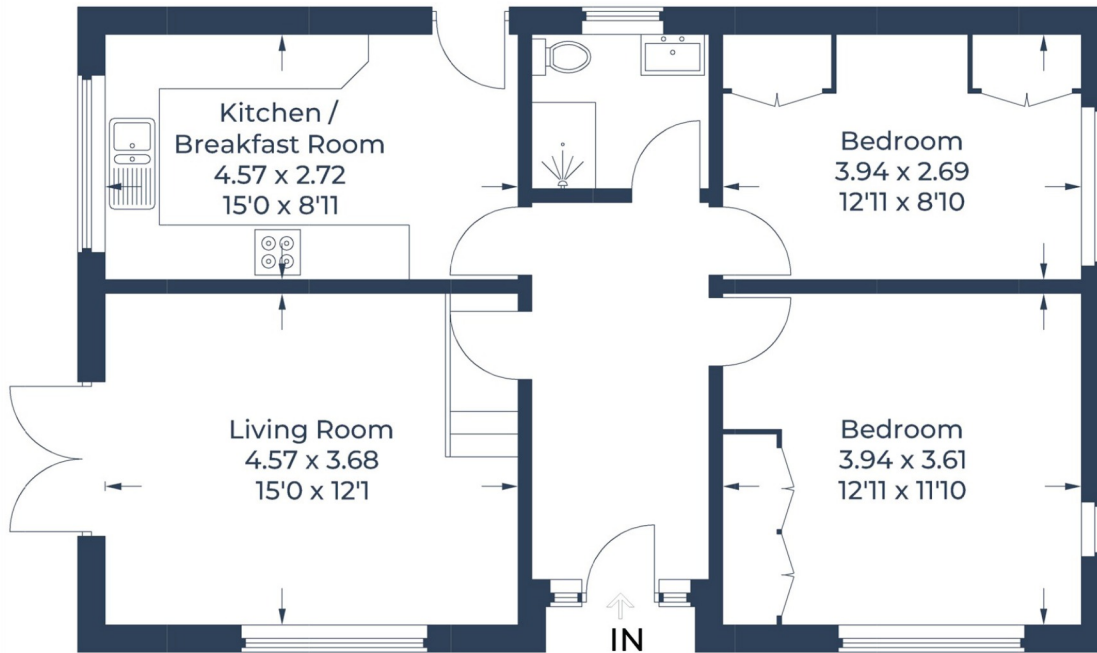
A TWO BEDROOM DETACHED BUNGALOW ON LANDSCAPED PLOT
OVERLOOKING PIX MEADOW



KEY FEATURES

- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGH END SPECIFICATION KITCHEN / DINER
- INTEGRATED APPLIANCES
- LESS THAN A MINUTE TO NORTON COMMON
- DETACHED GARAGE WITH UTILITY SPACE
- SIZEABLE LANDSCAPED GARDEN
- 10 MINUTES WALK TO TOWN & STATION

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 81.8 sq m / 880 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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 THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchases should check the accuracy of the measurements themselves.