



45, Station Way

Letchworth Garden City,
Hertfordshire, SG6 3SD
£850,000

country
properties

Possibly the finest bungalow available for sale in Letchworth at this moment in time. Totally refurbished and modernised throughout to a very high standard by the present owners. Everything is new, new roof, new electrics, new central heating, new kitchen, new bathrooms, new windows the list is endless. The property is located centrally with in easy walking distance of the town centre and main line train station.

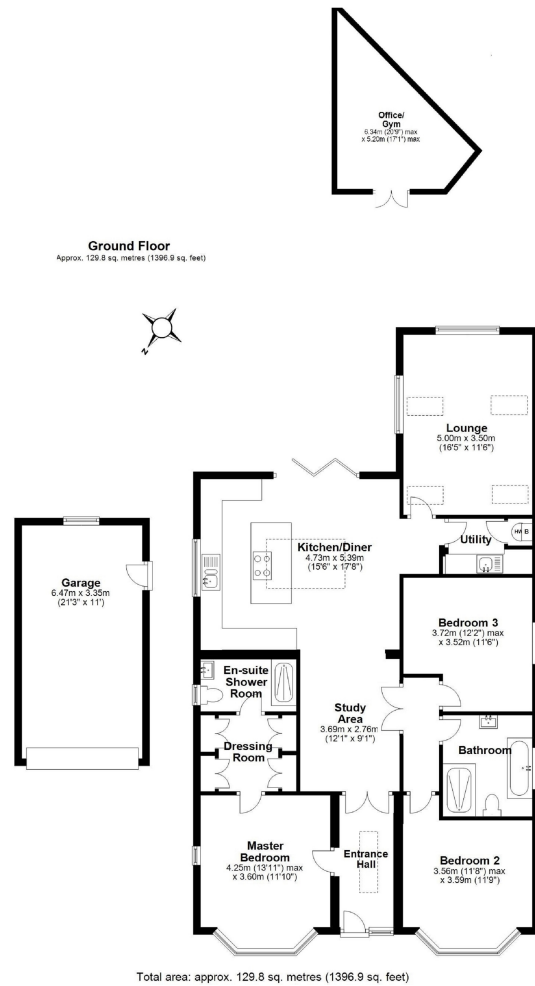
Accommodation comprises of a large entrance hall, luxury kitchen/breakfast room with integrated appliances, dining area, spacious lounge with vaulted ceiling, main bedroom with dressing area and en-suite shower room, two further bedrooms and a luxury four piece family bathroom. There is off road parking for four vehicles and a brand new detached single garage. The rear garden has been landscaped with an outbuilding currently used as a home gym but could easily be a home office.

Internal viewing comes highly recommend to fully appreciate this impressive detached home.

- Internal viewing comes highly recommended.
- Freehold
- Council Tax Band E
- Located centrally close to the town centre and train station.
- Modernised to a very high standard throughout.
- Detached garage and off road parking.
- Home Gym/Home Office







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties