



45, Station Way

Letchworth Garden City,
Hertfordshire, SG6 3SD

£799,950

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.

Ground Floor

Entrance Hall

A spacious entrance hall with double doors leading to the dining area and door leading to Bedroom One.

Dining Area/Study Area

12' 1" x 9' 1" (3.68m x 2.77m)

Radiator. Double doors leading to the inner hallway. Open plan through to the kitchen/breakfast room.

Kitchen/Breakfast Room

17' 8" x 15' 6" (5.38m x 4.72m)

A luxury fitted kitchen with a range of integral appliances including two ovens, microwave, hot drawer and dishwasher. On the central island is an induction hob with central extractor. Single sink unit with hot tap. Acrylic work surfaces and ample storage space. The room is lit by a large central roof lantern and double glazed bi-folding doors to the rear and a double glazed window to the side. Two vertical radiators.

Utility Room

Fitted cupboard matching the kitchen and plumbing for a washing machine. Separate cupboard housing the gas central heating boiler.



Lounge

16' 5" x 11' 6" (5.00m x 3.51m)

A real feature of this impressive home is the spacious sitting room with vaulted ceiling with Velux windows to either side. Double glazed windows to the rear and side overlooking the garden. Two radiators. Tv point.

Bedroom One

13' 11" x 11' 10" (4.24m x 3.61m)

Double glazed bay window to the front aspect and a double glazed porthole style round window to the side. Radiator. Door leading to the dressing area.

Dressing Area

A range of deep fitted wardrobes either side offering ample storage. Spotlights. Leading to the en-suite.

En-Suite Shower Room

A luxury suite comprising a low level wc, Vanity wash basin with drawers and shelf under and a large shower cubicle with glass screen. Vertical chrome heated radiator, Double glazed window to the side aspect.

Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed bay window to the front aspect. Radiator.

Bedroom Three

12' 2" x 11' 6" (3.71m x 3.51m)

Double glazed window to the side aspect. Radiator.

Bathroom

A luxury four piece suite comprising a low level wc, vanity basin with drawers under, bath with mixer tap and shower attachment and a large walk in shower with glass screen. Vertical radiator. Double glazed window to the side aspect.

Outside

Front Garden

Block driveway providing off road parking for up to four vehicles. Laurel border and folding wrought iron double gates. Gated access to the rear garden.

Rear Garden

Patio area adjacent to the rear of the property with a step up to a lawned area with well stocked beds and borders. Personal door to the garage.

Home Gym/Home Office

20' 9" x 17' 1" (6.32m x 5.21m)

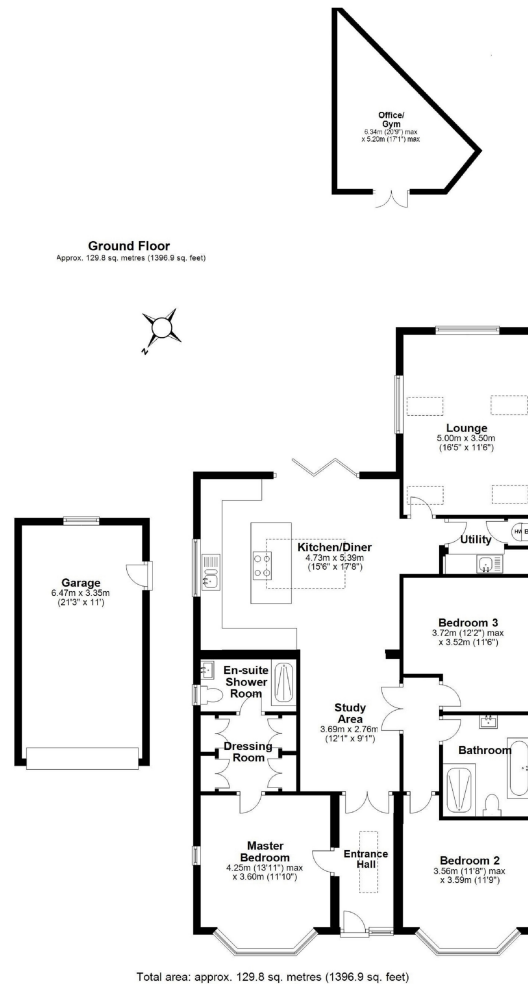
At the bottom corner of the garden is a self contained outbuilding currently being used as a home gym but could equally be a home office for anyone wishing to work from home, the outbuilding has power and light and electric heating.

Garage

21' 3" x 11' 0" (6.48m x 3.35m)

Newly built brick garage with power and light and eaves storage space.





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		65
(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

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