



210 BEDFORD ROAD,  
LETCHWORTH, SG6 4EA

*Lane &*  
BENNETTS



210 Bedford Road  
Letchworth Garden City  
Hertfordshire  
SG6 2EA

Lane & Bennetts are pleased to bring to the market this three bedroom family home. This property is spacious throughout offering an enclosed porch, large entrance hall with useful downstairs cloakroom, fitted kitchen with all integrated appliances and a large lounge / diner leading to the light and airy conservatory overlooking the well-loved South-East facing, mature garden. To the first floor there are three good sized bedrooms as well as the family bathroom.

Located in a cul-de-sac, less than a 20 minute walk to Letchworth Garden City train station and town, close to "Good" schools and on the doorstep of countryside walks to the much loved Standalone Farm, the highly acclaimed Hitchin Lavender Farm and the Letchworth Greenway. This sizeable home offers the new owner the opportunity to modernise, update and make this property their own.

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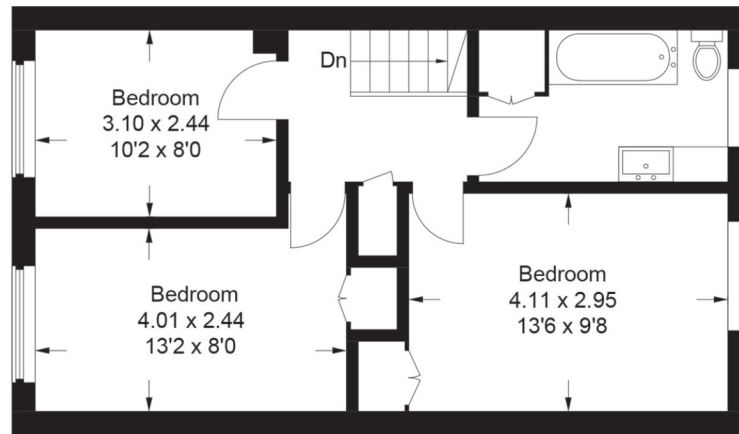
THREE BEDROOM SEMI DETACHED FAMILY HOME IN QUIET CUL-DE-SAC LOCATION



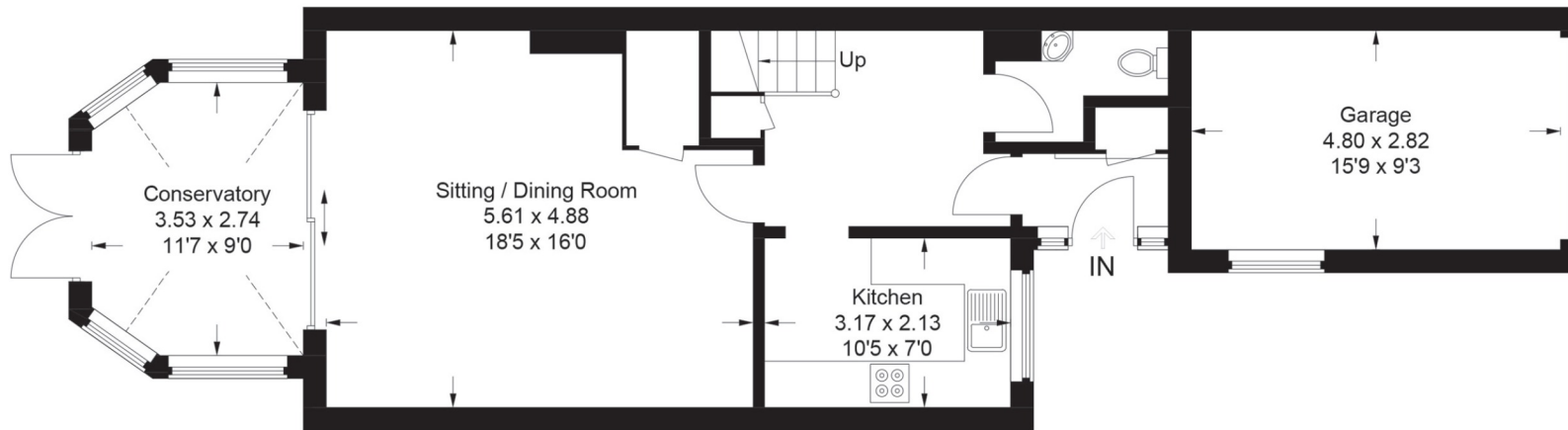
#### KEY FEATURES

- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE LOUNGE / DINER
- MATURE REAR GARDEN
- CONSERVATORY
- SPACIOUS ENTRANCE HALL WITH WC
- THREE GOOD SIZED BEDROOMS
- GARAGE & PARKING

Approximate Gross Internal Area  
 Ground Floor = 59.5 sq m / 640 sq ft  
 First Floor = 43.6 sq m / 469 sq ft  
 Garage = 13.7 sq m / 147 sq ft  
 Total = 116.8 sq m / 1,256 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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