



20, Wheat Hill
Letchworth Garden City,
Hertfordshire, SG6 4HJ
£685,000

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properties

A truly incredible three bedroom detached bungalow which has undergone a total refurbishment and upgrade throughout. Internal viewing comes highly recommended to fully appreciate this quality home.

The property offers spacious accommodation throughout, fitted with a quality Wentworth kitchen which has a full range of integrated Siemens appliances. The kitchen, utility room, lounge and hallway all have Oak engineered Herringbone flooring and the bedrooms have brand new carpets. New gas central heating system with a Worcester boiler. Upvc double glazed windows and an aluminium framed bi-folding door overlooking the rear garden. Oak veneered internal glazed and solid doors. Main bedroom with a luxury en-suite shower room and a luxury four piece main bathroom.

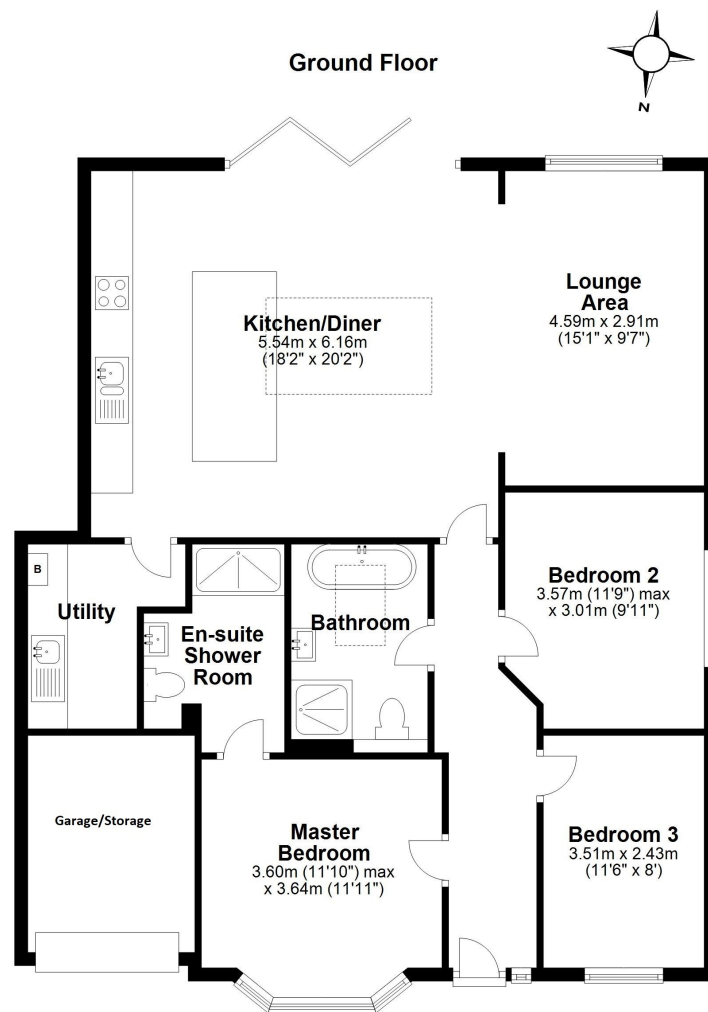
Wheat Hill is a quiet cul-de-sac location in a much sought after area, a short walk from the town centre and train station

- Modern kitchen fitted by Wentworth with a full range of Siemens integrated appliances.
- Oak engineered Herringbone flooring and new carpets in the bedrooms.
- Upvc replacement double glazed windows.
- Oak veneered solid and glazed internal doors.
- New Gas Central Heating System With Worcester Boiler.
- Large 90ft South facing garden.
- No upper chain/vacant possession.









Total area: approx 118 Sq. metres (1270.14 Sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(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

Viewing by appointment only

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