



139 BEDFORD ROAD,
LETCHWORTH, SG6 4DY

Lane &
BENNETTS



139 Bedford Road
Letchworth Garden City
Hertfordshire
SG6 4DY

Lane & Bennetts are pleased to present this super Semi-Detached family home, located just 15 minutes walk to station, town and amenities. Offering a fabulous kitchen / diner with some integrated appliances and a peninsular breakfast bar. The sizeable lounge room is carpeted with gas fire and bay window, There is a useful downstairs WC and space for cloaks. To the side of the property is an enclosed walkway, acting as a utility and additional storage space. To the first floor there is a modern family bathroom and three bedrooms. To the rear of the property there is a newly laid patio entertaining area, plentiful lawn, brick built shed and decked area for seating and space for play area or allotment planting.

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

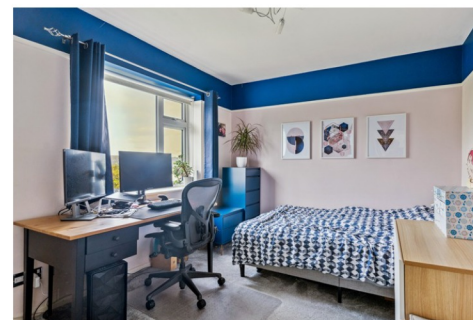
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A SUPERB SEMI-DETACHED FAMILY HOME JUST 15 MINUTES WALK TO THE TOWN & STATION

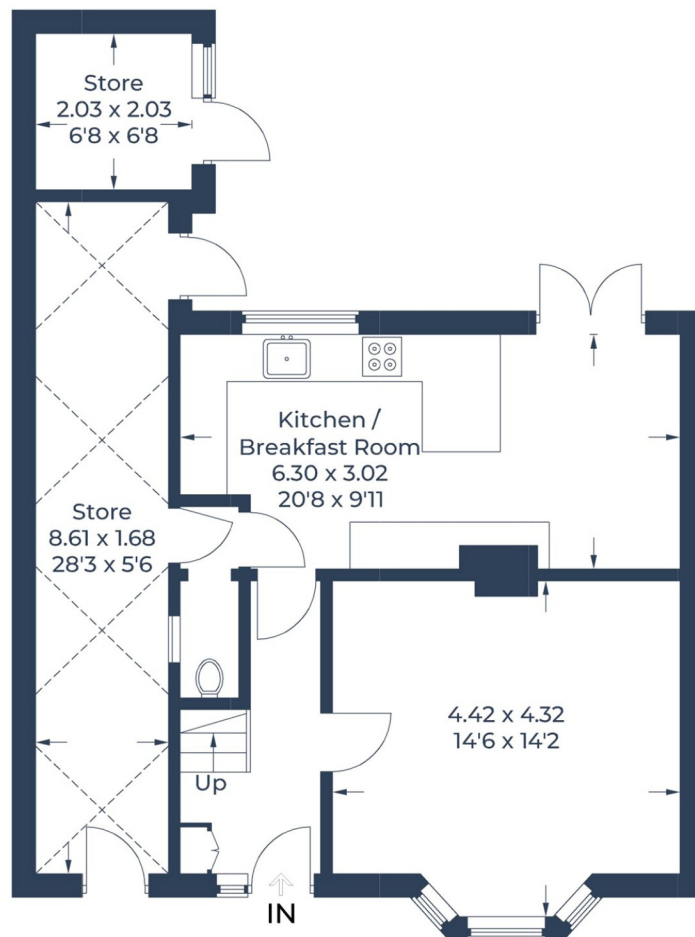


KEY FEATURES

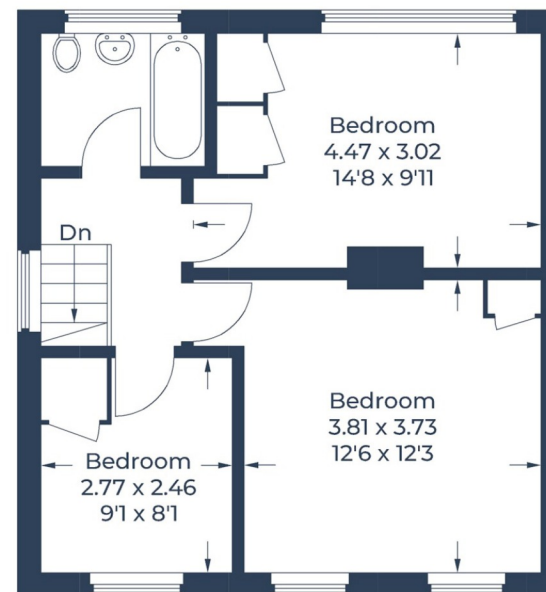
- THREE BEDROOM FAMILY HOME
- MODERN KITCHEN / DINER
- SIZABLE LOUNGE WITH BAY WINDOW
- USEFUL DOWNSTAIRS WC
- UPDATED FAMILY BATHROOM
- ENCLOSED WALKWAY / UTILITY / STORAGE
- 15 MINUTES TO STATION / TOWN
- LEASEHOLD | BAND: C | EPC: D



Approximate Gross Internal Area
 Ground Floor = 65.7 sq m / 707 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 Total = 109.9 sq m / 1,183 sq ft



Ground Floor



First Floor

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.