The Dale, Letchworth Garden City, Hertfordshire. SG6 3SG

Satchells

2 Bedroom Detached Bungalow

£510,000 Freehold

A rarely available two bedroom DETACHED bungalow located in a highly desirable area of Letchworth within short walking distance of the town centre. Complete with off road parking, garage, front and rear gardens. This property offers further potential to be extended STPP.

- Detached bungalow
- Two bedrooms
- Fantastic location
- Bay fronted windows
- Fantastic potential to extend STPP
- Off road parking and garage
- Very close to town centre
- Open plan kitchen/diner
- Freehold
- EPC rating E. Council tax band D

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Ground Floor

Entrance Hall:
Solid wood flooring. Upvc front door. Radiator with aesthetic cover. French doors to kitchen and dining room. Leading through to living room.

Living Room:
Bay fronted window to front aspect. Brick built fire surround with coal effect gas fire. Radiator.

Kitchen/Dining Room:
Pantry cupboard. Lino flooring. Worktops with farmhouse sink and drainer, under and over cupboards and tiled splashback. Rangemaster cooker with gas and electric oven. Extractor. Sliding doors to garden. Second window to rear aspect. Door to garden. Plumbed appliances. Electric log burner. Exposed beam ceiling. Two radiators.

Bedroom One:
Wooden floor. Bay fronted window to front aspect. Radiator.

Bedroom Two:
Laminate floor. Radiator. Window to side aspect.

Bathroom:
Tiled floor. Part tiled walls. Sink. Low level WC. Bath with wall mounted shower. Windows to side and rear.

External

Front Garden:
Gated path with small step to front door. Established beds and shrubs surrounding garden offering privacy. South West facing.

Parking and Garage:
Garage with double wooden doors. Parking space off road outside garage.

Rear Gardens:
Established shrubs and trees. Mostly laid to lawn with wild flowers. North East facing but gets a lot of sun. Seating areas. Patio area. Non overlooked.

Additional Information
About the Area:

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

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These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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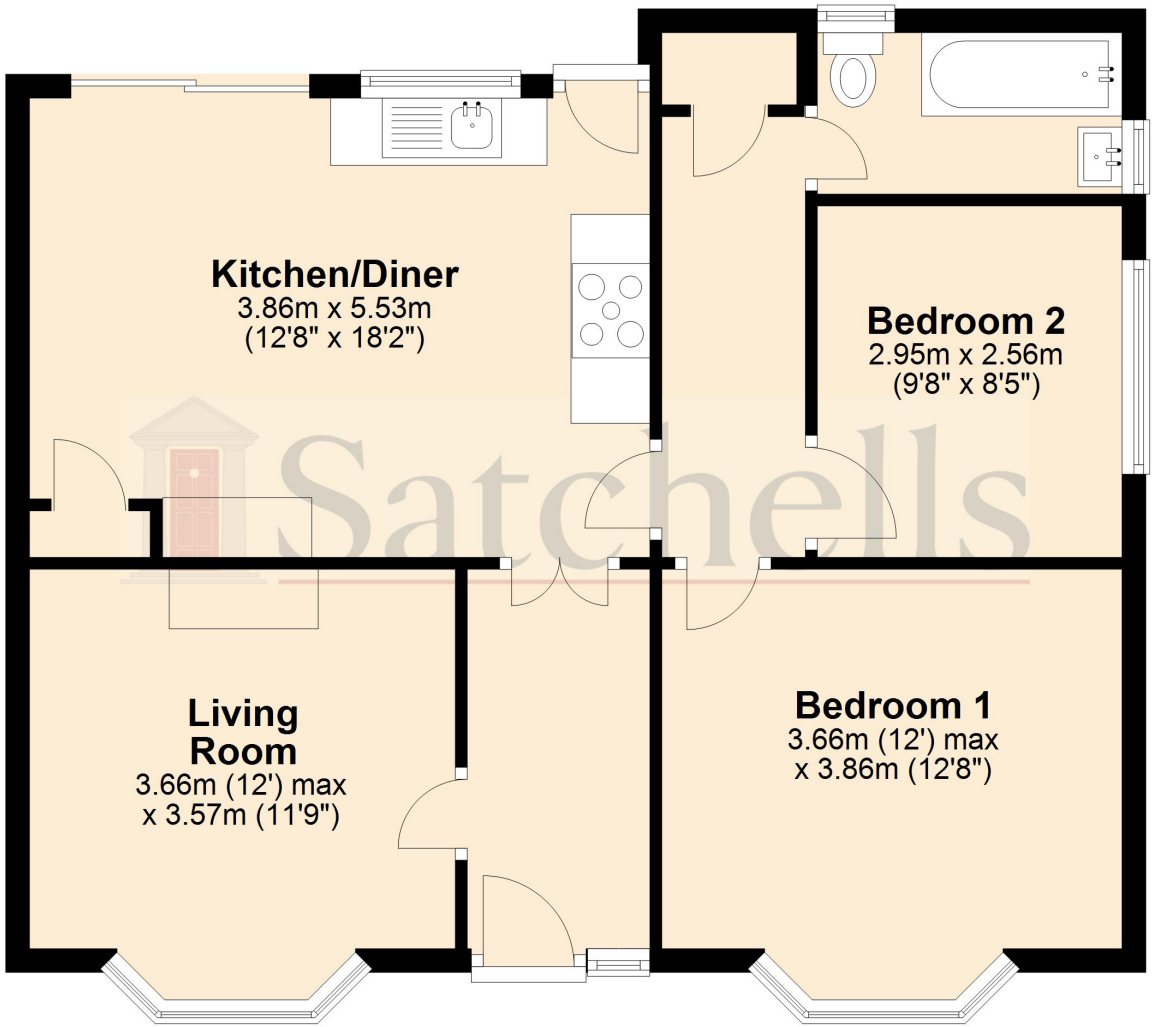
Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.The size and position of doors,windows,appliances and other features are approximate.
Plan produced using PlanUp.

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