



Beech Hill, Letchworth Garden City, Hertfordshire. SG6 4EE





2 Bedroom Detached Bungalow £350,000 Leasehold

A well presented, bright and spacious, two bedroom detached bungalow located within a quiet residential area of Letchworth. Located just a short walk from local shops and bus stops and approximately 0.8 miles from the town centre. Complete with garage, driveway and easily maintained, enclosed garden.

- Detached with garage and driveway
- Private enclosed front and back gardens
- Well presented throughout
- Two bedrooms
- Conservatory
- Bright and spacious
- Fitted wet room
- Quiet residential area
- Leasehold - 117 Years remaining
- EPC rating D. Council tax band D
- £0 Ground Rent - £0 Service Charge

Ground Floor:**Entrance Hall:**

UPVC front door. Radiator. Carpet. Storage cupboards.

Living Room:

Approx. 13' 8" x 13' 8" (4.17m x 4.17m) Carpet. Large radiator. Window to front aspect. Electric fire & surround. Doors leading to conservatory and kitchen. Two pendant lights.

Kitchen:

Approx. 7' 3" x 8' 0" (2.21m x 2.44m) Worktops with wall and base units. Window to rear aspect. Boiler. Plumbed appliances. Sink and drainer. Integrated oven with gas hob and extractor. Radiator. Tiled splashback. Lino flooring.

Conservatory:

Approx. 9' 5" x 12' 5" (2.87m x 3.78m) Electric sockets. Carpet. UPVC double glazed windows. Pull down blinds. Sliding door to rear garden.

Bedroom One:

Approx. 8' 6" x 11' 7" (2.59m x 3.53m) Carpet. Window to rear. Radiator.

Bedroom Two:

Approx. 6' 8" x 9' 7" (2.03m x 2.92m) Window to front aspect. Built in wardrobes. Carpet. Radiator.

Wet Room:

Approx. 7' 6" x 6' 2" (2.29m x 1.88m) Sink with vanity unit. Low level WC. Full wet room flooring. Wall mounted electric shower. Low level shower screen. Extractor fan. Privacy window to front aspect. Radiator. Tiled walls.

Outside:**Garage:**

Parking to front. Pull over door. Access to rear. Overhead storage.

Parking:

One off road parking space directly outside garage. Non allocated bay parking available on road.

Garden:

Gated entry to front. Block paved patio and path leading to front door. Potted gravel areas. Covered veranda to front of property. Enclosed. Artificial grass to rear.

**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.

Agents Note:

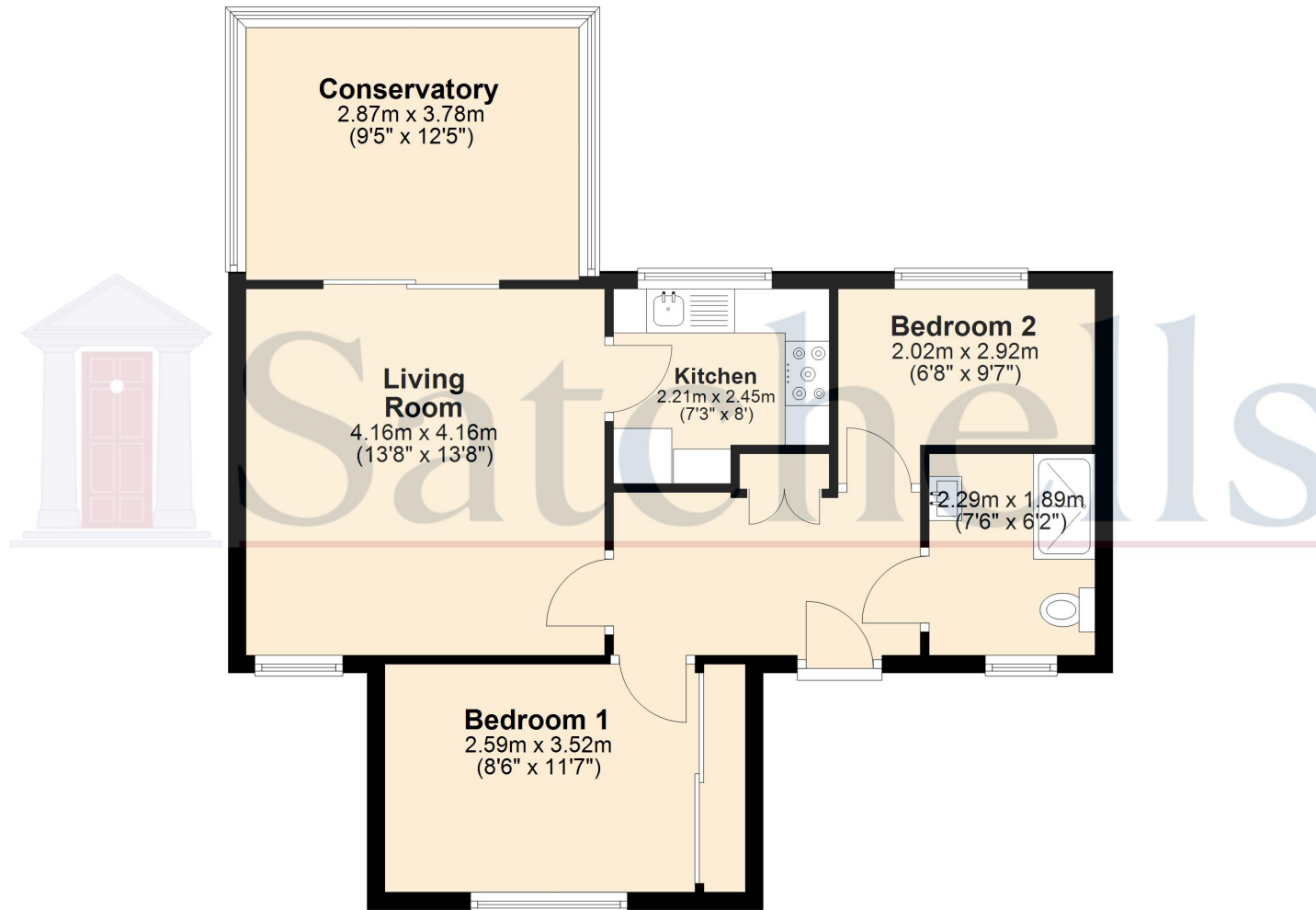
Draft details yet to be approved by the vendor and may be subject to change.





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.

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.