



6 Bursland, Letchworth Garden City, Hertfordshire. SG6 4XA

- AVAILABLE 12TH AUGUST
- UNFURNISHED
- THREE BEDROOMS
- BEAUTIFULLY FINISHED
- APPLIANCES INCLUDED
- LARGE SHED
- CONSERVATORY
- WALKING DISTANCE TO TRAIN STATION
- WALKING DISTNACE TO TOWN CENTRE
- SEMI DETACHED



PROPERTY DESCRIPTION

This three bedroom family home in Bursland, Letchworth Garden City is beautifully presented and available from the 12th August.

The property comprises; lounge, kitchen, conservatory, family bathroom and three good size bedrooms.

Bursland is well situated for a family being close to all amenities including:

Tesco 0.0 miles

Morrisons 0.6 miles

Letchworth Outdoor pool 0.8 miles

Wilbury Junior school 0.1 miles

Icknield Infant School 0.2 miles

Fearnhill Secondary School 0.5 miles

Letchworth Train Station 0.6 miles

Letchworth Town Centre 0.7miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to lounge, kitchen and bathroom. Stairs to the first floor.

LOUNGE/DINER

3.5m x 4.8m (11' 6" x 15' 9")

A good size room with window to the front aspect. Doors opening to the conservatory.

CONSERVATORY

3.08m x 2.85m (10' 1" x 9' 4")

Windows to all aspects. Door opening into the garden.

KITCHEN

4.6m x 2.16m (15' 1" x 7' 1")

Fitted kitchen with a range of wall and base units. Washing machine, free standing fridge/freezer, electric oven and hob with extractor over. Wall mounted combination boiler.

BATHROOM

2.02m x 1.62m (6' 8" x 5' 4")

Fully tiled bathroom comprising; side panel bath, wash hand basin and w/c. Window to the front aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms. Window to the front aspect. Access to the loft via a hatch.

BEDROOM ONE

4.5m x 3.9m (14' 9" x 12' 10") MAX

Double bedroom with window to the front and rear aspect. Radiator.

BEDROOM TWO

3.5m x 2.4m (11' 6" x 7' 10")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

2.5m x 2.3m (8' 2" x 7' 7")

Single bedroom with window to the front aspect. Radiator.

EXTERIOR

FRONT GARDEN

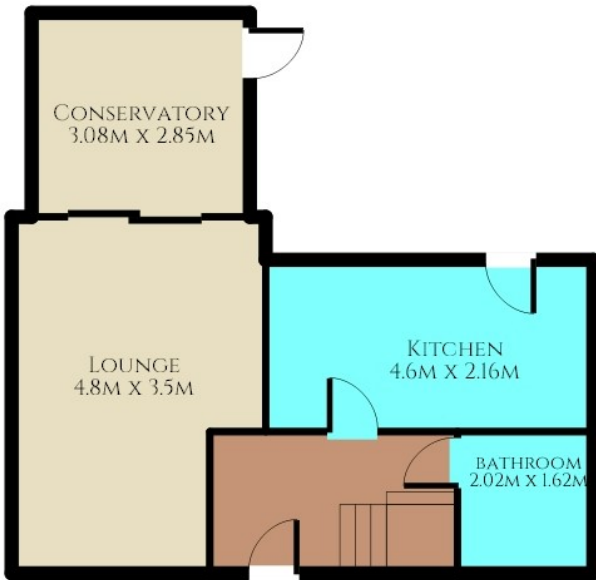
Mainly laid to lawn with a few steps to the front door.

REAR GARDEN

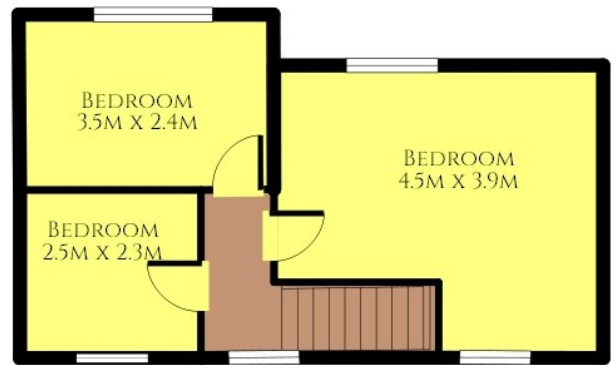
Decking area with veranda over. Lawn area. Two sheds.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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