



24, Common View

Letchworth Garden City,
Hertfordshire, SG6 1DA
£475,000

country
properties

An extended three bedroom bay fronted semi-detached bungalow in a sought after location within walking distance of Norton Common. The property is offered with vacant possession and no upper chain.

The property has a spacious lounge and a fitted kitchen/breakfast room with integrated oven and hob. The main bedroom has fitted wardrobes and there are two further bedrooms one of which is currently being used as a second reception room. There is also a modern shower room. The property also benefits from gas central heating and double glazed windows. Outside there is off road parking at the front and the rear garden is approx. 77ft in length.

Offered with vacant possession and no upper chain.

Entrance Hall

Doors leading to all rooms.

Lounge

15' 10" x 11' 0" (4.83m x 3.35m)

Double glazed sliding patio doors overlooking the rear garden. Radiator. TV point.

Kitchen

11' 11" x 11' 0" (3.63m x 3.35m)

Fitted in a range of matching base and eye level units providing ample storage space. Butler style sink and solid wood work surfaces. Integrated oven and hob with extractor over. Plumbing for washing machine and dryer. Wall mounted gas boiler. Double glazed window to the rear and double glazed door to the side.



Bedroom One

13' 10" x 11' 11" (4.22m x 3.63m)

Double glazed bay window to the front aspect. Fitted wardrobes along one wall. Radiator.

Bedroom Two/Study

13' 10" x 11' 11" (4.22m x 3.63m)

Currently being used another reception room. Fireplace. Double glazed bay window to the front aspect. Radiator.

Bedroom Three

12' 0" x 7' 9" (3.66m x 2.36m)

Double glazed window to the side aspect. Radiator.

Shower Room

Comprising a low level wc, wash basin and a large walk in shower cubicle with glass screen. Tiled floors and walls. Linen cupboard.

Outside

Front Garden

Gravel driveway providing off road parking. Block paved pathway leading to the front door. Gated access to the back garden.

Rear Garden

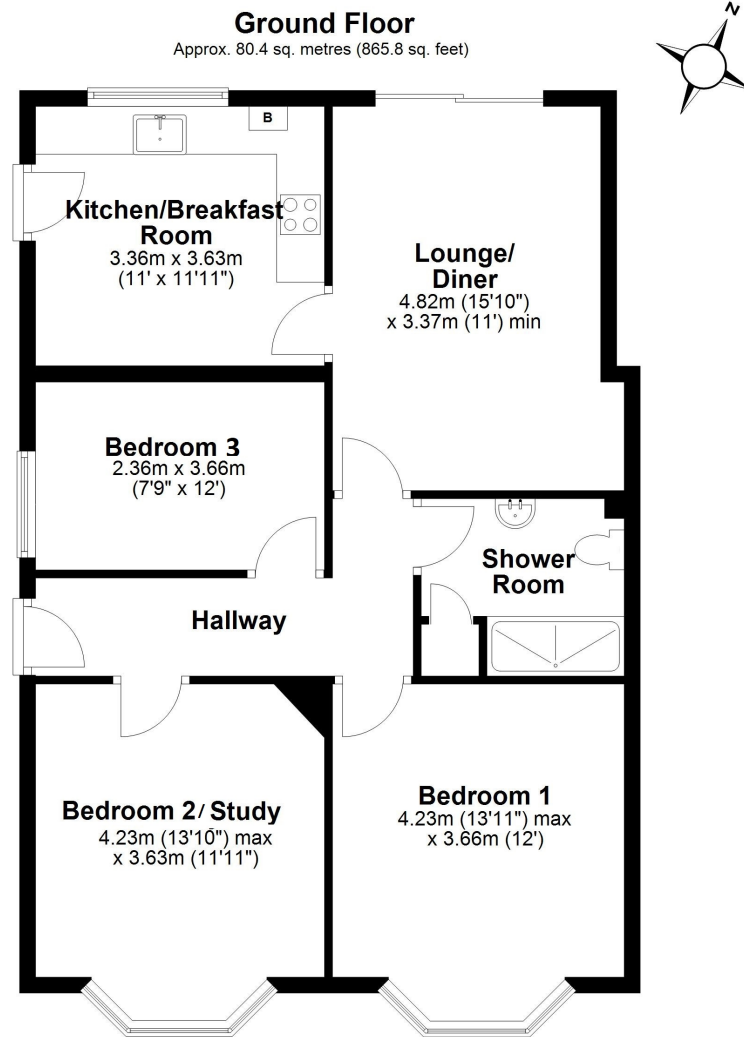
Approx. 77ft in length with a large patio area adjacent to the rear of the house. Ornamental fish pond. Mature trees and shrub borders. Two timber sheds.

Agents Note

Freehold

Council Tax Band D.





Total area: approx. 80.4 sq. metres (865.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	56
(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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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