



6, The Meads

Letchworth Garden City,
Hertfordshire, SG6 3SE

£670,000

country
properties

Recently extended three-bedroom detached bungalow situated within an easy 5-minute walk of the mainline railway station and Letchworth town centre. Presented in ideal condition with a lovely newly fitted modern kitchen, main bathroom and separate shower room. The property also benefits from a spacious hallway which provides access to the 3 double bedrooms, a utility room and an ample loft space with Velux window which can be accessed via a wooden fold-away ladder. Gas centrally heated and double glazed throughout. The spacious 18ft by 15ft lounge/diner overlooks the rear garden and opens onto the patio area. The front driveway has space for 2 vehicles off road and the enclosed garden to rear is mainly laid to lawn. Freehold. No onward chain. Contact us TODAY to arrange your viewing!

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Ground Floor

Porch

Part glazed Upvc entrance door with side panels to front. Fuse box in small cupboard. Double, part glazed wooden doors to:

Hall

Large area with access to all rooms and to loft via wooden fold-away ladder. Radiator.

Lounge/Diner

4.82m max x 5.49m (15' 10" x 18' 0")
Step down from hallway. French doors to rear garden with matching side panels. Part glazed doors to hallway and kitchen. Inset spotlights. Radiators.

Kitchen/Breakfast Room

4.60m x 3.47m (15' 1" x 11' 5")
Lovely modern fitted kitchen providing ample storage and work surface space with cupboards to base and eye level. Integrated electric oven and hob with extractor fan over, integrated slim dishwasher and bin storage. Space for freestanding fridge freezer. Stainless steel sink unit with drainer and inset spotlights.

Utility

Frosted part glazed door to side. Plumbing for washing machine.

Bedroom 1

3.72m max x 3.65m (12' 2" x 12' 0")
Double glazed bay window to front. Built in triple wardrobe with storage cupboard over. Radiator.

Bedroom 2

3.62m max x 3.64m (11' 11" x 11' 11")
Double glazed bay window to front. Radiator.

Bedroom Three

2.52m x 3.50m (8' 3" x 11' 6")
Double glazed window to side. Radiator.

Bathroom

2.76m x 2.54m (9' 1" x 8' 4")
Frosted double glazed window to side. 4 piece suite comprising of panel bath with mixer tap and shower attachment. Low level WC and wash hand basin set into vanity unit with storage. Enclosed, fully tiled shower cubicle. matching tiling to splash back areas. Cupboard housing gas fired central heating boiler. Extractor fan.



Shower Room

Frosted double glazed window to side. Suite comprising of low level WC and wash hand basin set into vanity unit with storage. Enclosed, fully tiled electric shower with matt black finish. Matching tiling to splash back areas. Chrome ladder style radiator. Extractor fan.

Outside

Front Garden

Block paved with parking for two vehicles. Remainder laid to lawn. Gated access to side.

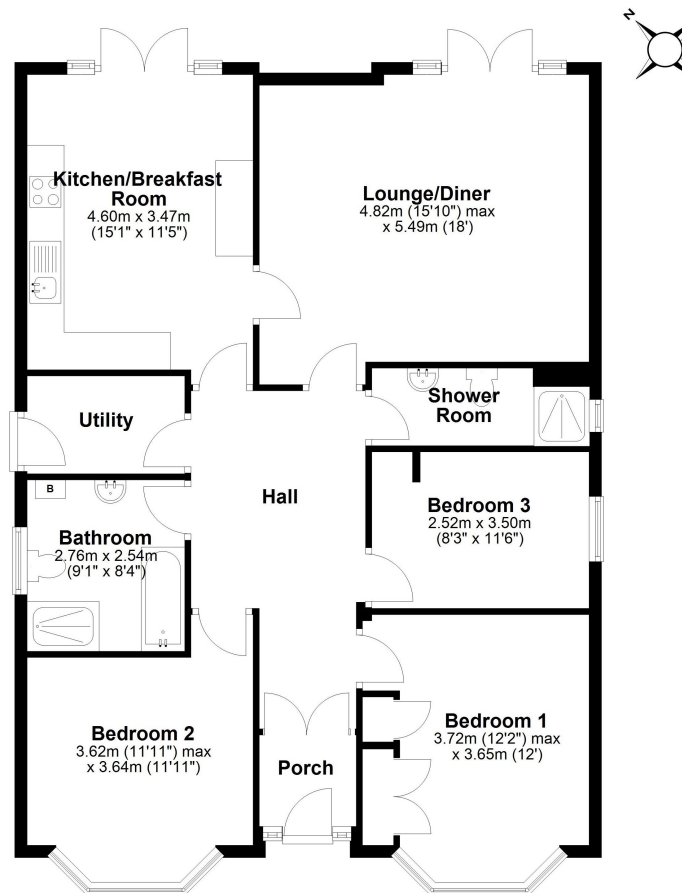
Rear Garden

Spacious rear garden laid mainly to lawn with a small patio area. Shingle area to rear of plot. Enclosed by fencing on all sides. Access to the front.









Ground Floor
Approx. 112.3 sq. metres (1208.7 sq. feet)

Total area: approx. 112.3 sq. metres (1208.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(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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