



Redhoods Way West, Letchworth Garden City, Hertfordshire. SG6 4DD

Satchells



## 3 Bedroom Semi-Detached Bungalow £525,000 Freehold

Offered to the market chain free, this well presented semi-detached, three bedroom bungalow offers bright and spacious accommodation throughout. Benefitting from offroad parking, garage and well maintained gardens, this property is conveniently located just a short walk from Letchworth town centre, Norton Common Nature Reserve and local amenities.



- Freehold
- Chain free
- Semi-detached bungalow
- Three bedrooms
- Driveway and garage
- Front and rear gardens
- Very close to town centre
- Potential to extend STPP
- Bright and spacious
- EPC rating E. Council tax band C

**Ground Floor****Entrance Hall:**

Upvc door to front. Double glazed windows. Laminate flooring. Radiator. Storage cupboard.

**Living Room:**

Abt. 10' 9" x 11' 8" (3.28m x 3.56m) Carpet. Double glazed bay window. Upvc door to conservatory. Chimney breast with mantelpiece and wall mounted electric fire. Radiator.

**Kitchen:**

Abt. 8' 7" x 10' 8" (2.62m x 3.25m) Laminate flooring. Spotlights. Radiator. Double glazed windows. Pantry cupboard. Door to side access. Worktops with a range of wall and base mounted units and integrated oven, gas hob, extractor and sink/drainage. Space for plumbed appliance.

**Conservatory:**

Part brick built with windows and door to garden. Concrete floor.

**Bedroom One:**

Abt. 11' 9" x 10' 3" (3.58m x 3.12m) Carpet. Radiator. Built in cupboard and shelving. Double glazed bay window. Double glazed window.

**Bedroom Two:**

Abt. 11' 8" x 8' 9" (3.56m x 2.67m) Carpet. Radiator. Double glazed window.

**Bedroom Three:**

Abt. 7' 9" x 8' 8" (2.36m x 2.64m) Carpet. Radiator. Double glazed window.

**Wet Room:**

Lino flooring. Level access shower. Wash hand basin. WC. Double glazed window.

**Outside****Front Garden:**

Mostly laid to lawn with access to driveway, garage and side gate and pathway leading to front door. Set back from the path with low level decorative wall and established hedging.

**Rear Garden:**

Mostly laid to lawn and not directly overlooked. Large patio space directly to rear of property providing a seating and BBQ area. Covered decked area to rear providing shaded seating. Garden shed. Enclosed with fencing and established borders planted with various shrubs and hedges.

**Parking:**

Concrete driveway providing off-road parking. On road parking also available with no permit.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

### **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

### **Material Information:**

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view

of the seller based on their current provider.

Water: Mains Supply

Electric: Mains Supply

Drainage: Mains Supply

Flood risk: Low

Mobile/Phone: Good

Tenure: Freehold

Council Tax Band: C

Council tax payable: TBC

For further material information please contact the office marketing this property.

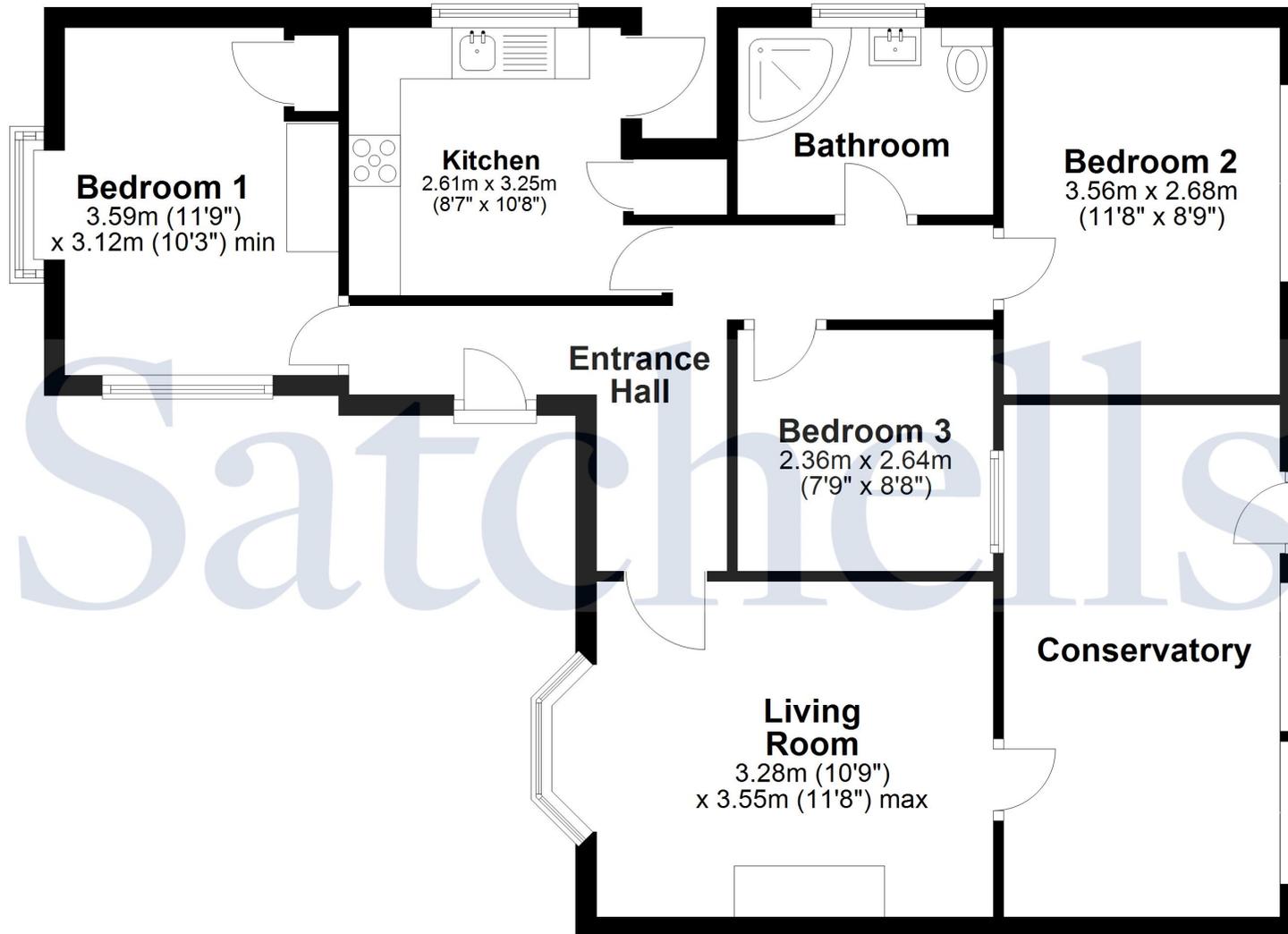




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

# Satchells

## Ground Floor



For illustration 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.