



Longmead, Letchworth Garden City, Hertfordshire. SG6 4HP







## 2 Bedroom Detached Bungalow

### £475,000 Freehold

Offered CHAIN FREE and situated in a sought-after residential area, this spacious and well-maintained two-bedroom detached bungalow offers comfortable single-storey living with the benefit of off-road parking, an integral garage, and a generous rear garden. The property is within walking distance to the town centre, mainline station and tranquil 'Norton Common' nature reserve.

- FREEHOLD
- TWO bedrooms
- Detached bungalow
- Garage & driveway
- Extended living room
- Well maintained sunny garden
- Close to town and Norton Common
- Bright and spacious
- Modern shower room
- EPC rating D. Council tax band D

## **Ground Floor**

### **Entrance Hall:**

Upvc door to front. Carpet. Storage cupboard. Radiator.

### **Living/Dining Room:**

Extended to rear. Carpet. Radiator. Double glazed window to garden aspect. Gas fire with mantle and surround. Room for dining table.

### **Kitchen:**

Tiled floor. Upvc door to side. Double glazed window to garden aspect. Worktops with tiled splashback and a range of fitted wall and base mounted units. Space for plumbed appliances, fridge freezer and cooker.

### **Bedroom One:**

Carpet. Radiator. Fitted wardrobes. Double glazed bay window to front aspect.

### **Bedroom Two:**

Carpet. Radiator. Double glazed bay window to front aspect.

### **Shower Room:**

Lino flooring. Tiled walls. Heated towel rail. Walk in shower with glass screen and door. Wash basin with vanity unit. WC. Double glazed privacy window to side aspect.

### **Outside**

#### **Front Garden:**

Raised patio with planting. Steps leading to front door and side access. Driveway.

**Rear Garden:**

Enclosed with fencing. Sunny aspect. Non overlooked. Mostly laid to lawn with established planting and borders and pathway leading to rear. Garden sheds. Side access and steps with handrail and ramp to pathway.

**Agents Note:**

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





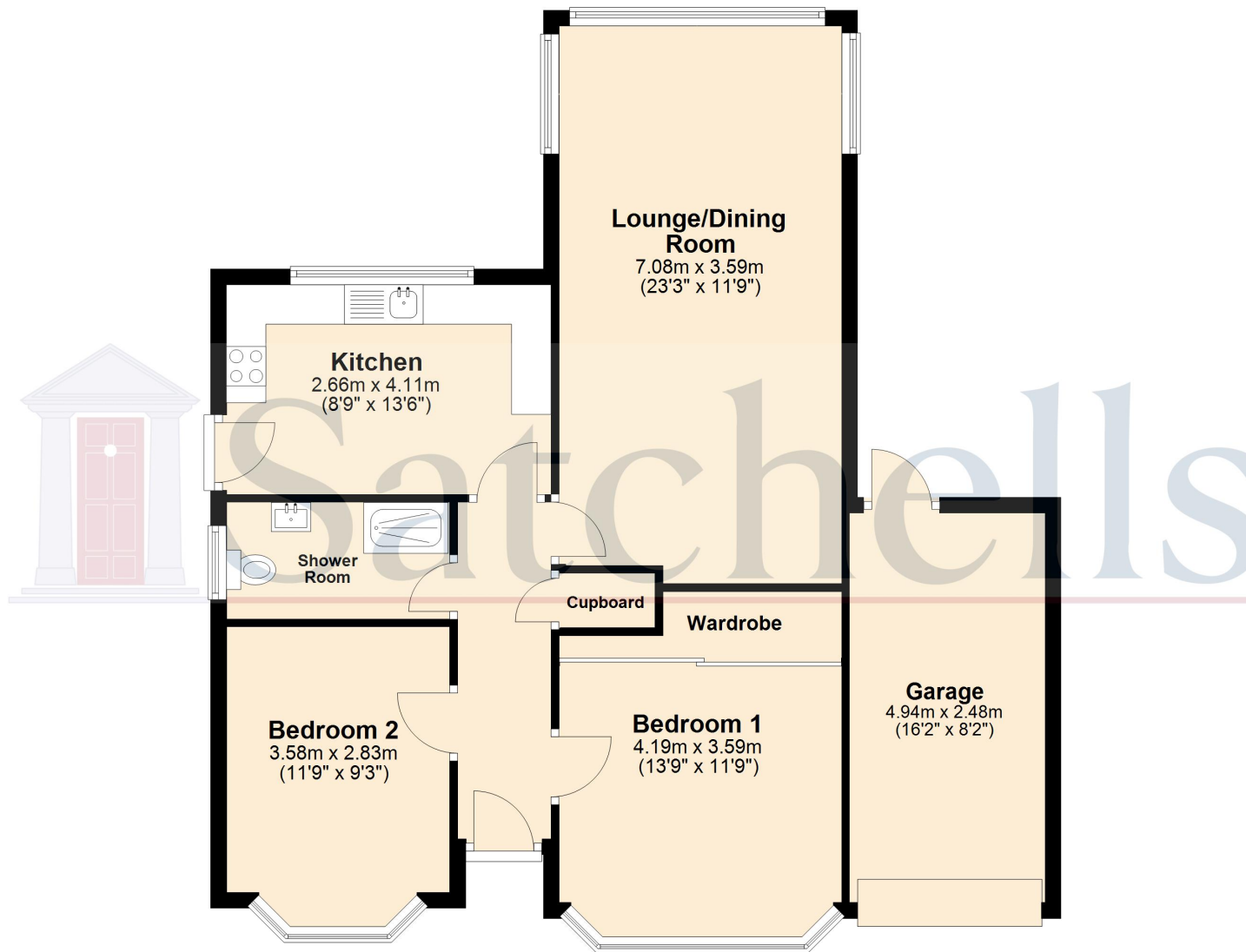


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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