



96 Waysbrook, Letchworth Garden City, Hertfordshire. SG6 2DW

Satchells



## 2 Bedroom Detached House

### £500,000 Freehold

Offered to the market chain free, this bright, spacious and well presented two bedroom detached bungalow is located within the sought after Lordship Estate in Letchworth. With modern kitchen, bathroom and good sized living spaces, this property further benefits from a well maintained and sunny garden, front garden, driveway and garage. Close by to local convenience and access to A1m, this property is not to be missed.

- CHAIN FREE
- Freehold
- Detached bungalow
- Garage and driveway
- TWO double bedrooms
- Modern kitchen/diner
- Sought after 'Lordship' estate
- Enclosed well maintained garden
- Bright and spacious
- EPC rating D. Council tax band E

## **Ground Floor:**

### **Entrance Hall:**

Engineered wood flooring. Loft access. Radiator. Upvc door to front. Storage cupboard.

### **Living Room:**

Abt. 19' 7" x 10' 0" (5.97m x 3.05m) Carpet. Two radiators. Electric fireplace with mantle and surround. Internal doors to hall and kitchen/diner. Double glazed Upvc sliding doors to rear garden.

### **Kitchen/Diner:**

Abt. 19' 0" x 10' 6" (5.79m x 3.20m) Tiled flooring. Radiator. Double glazed window to side aspect. Upvc door to side access. Worktops along both sides with a range of wall and base mounted units and breakfast bar. Spotlights. Integrated electric hob, extractor and double mid-height oven. Fitted storage units to rear wall. Space for fridge/freezer and plumbed appliances. Upvc French doors to conservatory.

### **Conservatory:**

Abt. 9' 0" x 9' 5" (2.74m x 2.87m) Part brick built. Double glazed windows. Electric sockets. Upvc door to rear garden. Ceiling blinds and light/fan.

### **Bedroom One:**

Abt. 11' 1" x 10' 9" (3.38m x 3.28m) Carpet. Radiator. Double glazed window to front aspect. Two high double glazed windows to side aspect. Storage cupboard.

### **Bedroom Two:**

Abt. 12' 3" x 10' 3" (3.73m x 3.12m) Carpet. Radiator. Double glazed window to front aspect. High double glazed windows to side aspect.

## **Bathroom:**

Lino flooring. Tiled walls. Radiator. Wash basin. WC. Walk-in shower with glass screen. Double glazed privacy window to side aspect.

## **Outside:**

### **Front Garden:**

The front garden presents a tidy and well-maintained appearance. A neat, rectangular patch of lawn sits centrally in front of the property, providing a pleasant green feature. To one side, a mature and neatly clipped hedgerow runs along the boundary. Along the base of the property's front elevation, a gravelled border is planted with a small number of seasonal pot plants. A driveway runs to the side, providing off-road parking and access to the garage, with a gated side access offering a route through to the rear garden.

### **Rear Garden:**

The rear garden is a well-established space with a great deal of character. A generous area of lawn forms the central feature, bordered by richly planted beds filled with a variety of shrubs, perennials and seasonal flowers. A pathway runs along one side leading towards the rear of the property and providing practical access. The garden is well enclosed by timber fencing and mature hedging, offering privacy. To the side, there is a timber shed built onto the rear of the paved area, adjacent to the conservatory providing a pleasant spot to sit outside.

### **Parking:**

Tarmac driveway providing off-road parking for two cars.

### **Garage:**

Abt. 15' 9" x 8' 3" (4.80m x 2.51m) Brick built with flat roof and double barn style doors to the front. Provides additional access to rear garden.

**Additional Information:  
Material Information:**

We are advised by the seller/landlord/tenant 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/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Gas: Mains supply

Drainage: Mains supply

Flood risk: No flooding in last 5 years

Mobile/Phone: Okay - Further information can be found here:  
<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: Band E

Council tax payable: TBC:

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

**Anti-Money Laundering:**

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.

**Agents Note:**

Draft details 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 with. 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, utilities and 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. Some content may have been created with the use of AI. 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.

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## Ground Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.