



18 BEDFORD ROAD,
LETCHWORTH, SG6 4DJ

Lane &
BENNETTS



18 Bedford Road
Letchworth Garden City
Hertfordshire
SG6 4DJ

Lane & Bennetts are delighted to bring to market this substantial, detached three bedroom family home offered 'Chain Free'. Perfectly located, just 7 minutes walk to the train station and town, but with modern, spacious family living. The house has been extended to include a bespoke kitchen with potential for central island, opening to dining area and family lounge. There is a delightful snug/study/playroom/4th bedroom, in addition to the large, open plan lounge/kitchen/diner. There is a modern cloak room and useful utility created at the back of the garage, while still allowing much needed garage space for bikes, tools and equipment. To the first floor there are three bedrooms, a family bathroom and a characterful landing. Externally there is secure gated access to the delightful South-facing rear garden which has been fully landscaped to feature a sizeable raised patio, overlooking the beautiful, mature garden complete with plunge pool with filter and surrounding decked area and hard standing - useful for additional BBQ area or shed / summer house placement.

The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

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A FABULOUS DETACHED FAMILY HOME WITH BEAUTIFUL SOUTH-FACING GARDEN, JUST MINUTES WALK TO TOWN & STATION



KEY FEATURES

- THREE DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHEN / LIVING / DINING AREA
- SNUG / STUDY / PLAYROOM | BEDROOM 4
- UTILITY & GROUND FLOOR CLOAKROOM
- STUNNING SOUTH-FACING GARDEN
- STORAGE/GARAGE & OFF-ROAD PARKING
- FREEHOLD | COUNCIL TAX BAND: E | EPC: D



Approximate Gross Internal Area
 Ground Floor = 65.2 sq m / 702 sq ft
 First Floor = 46.7 sq m / 503 sq ft
 Garage / Store = 8.1 sq m / 87 sq ft
 Total = 120.0 sq m / 1292 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.

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 any apparatus, equipment, fixtures,
 fittings or services, and so cannot verify
 they are in working order or fit for their
 purpose. The agent has not had sight
 of the Title documents. References to
 the tenure are based on information
 supplied by the seller. A buyer is advised
 to obtain verification from their solicitor
 or surveyor. Furthermore solicitors
 should confirm that items described in
 the sales particulars are included in the
 sale since circumstances can change
 during marketing or negotiations. A final
 inspection prior to exchange of contracts
 is also recommended. Although we try
 to ensure accuracy, measurements used
 in this brochure are approximate, and
 prospective purchases should check
 the accuracy of the measurements
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