



11, Field Lane

Letchworth Garden City,
Hertfordshire, SG6 3LF
£720,000

country
properties

An impressive detached bungalow located in a most sought after location within easy walking distance of the town centre and train station.

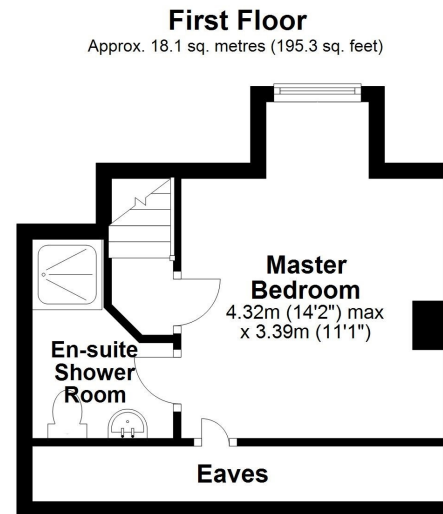
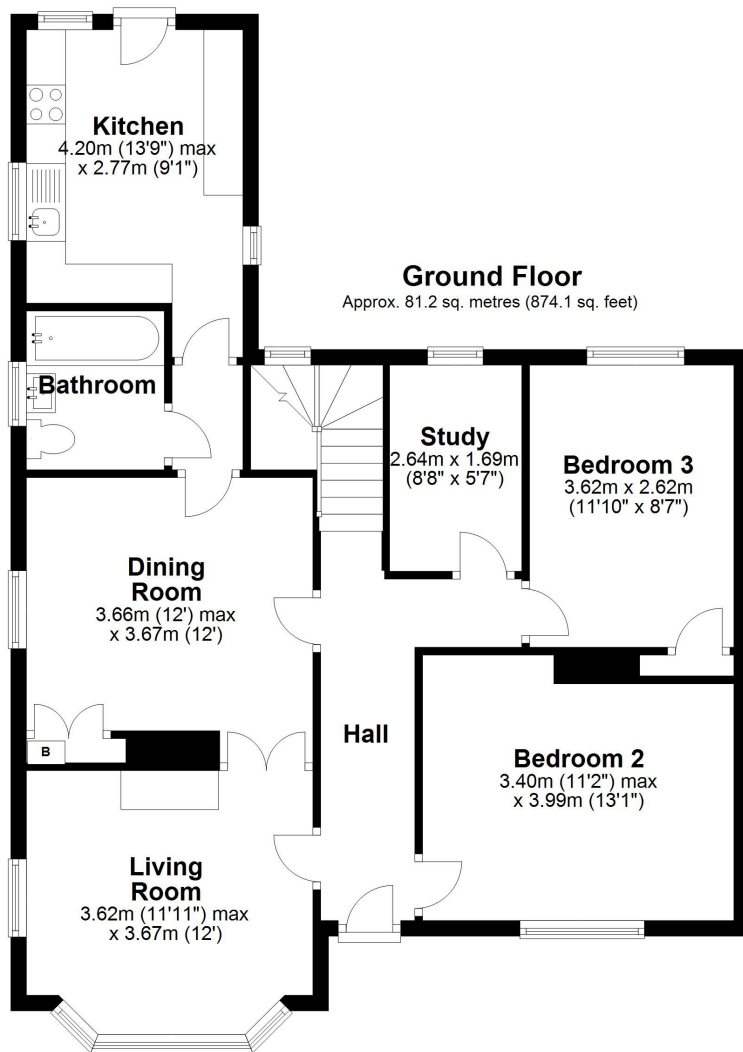
Internal viewing comes highly recommended to fully appreciate this home. Benefits include two reception rooms, fitted kitchen with some integrated appliances, two ground floor bedrooms, a study/home office and a spacious ground floor bathroom. The loft has been converted into another large bedroom with its own en-suite shower room. Outside the rear garden is approx 100ft and backs onto a copse.

Field Lane is a tree lined road with a mixture of different properties located in Letchworth Garden City, Hertfordshire. Letchworth Garden City is a planned town and one of the first garden cities in the world. It was founded in the early 20th century. Ebenezer Howard, the town's founder, envisioned a community that combined the benefits of both city and country living.

- Freehold
- Offered with vacant possession and no upper chain.
- Converted loft space to provide an extra bedroom and en-suite shower room.
- Oak flooring to some rooms on the ground floor.
- Fitted kitchen with integrated oven and hob.
- Gas to radiator central heating.
- Two further bedrooms on the ground floor.
- Study/Home Office.







Total area: approx. 99.3 sq. metres (1069.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	59	
(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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