



# 45, Haselfoot

Letchworth Garden City,  
Hertfordshire, SG6 4DE

£590,000

country  
properties



An extended three bedroom detached bungalow with a large rear garden. The property is located within easy walking distance of local shops and schools.

Haselfoot is a road in Letchworth Garden City, a town located in Hertfordshire, England. Letchworth Garden City is known for being one of the first garden cities in the world and is characterized by its green spaces and town planning principles.

Haselfoot, like the rest of Letchworth Garden City, benefits from the town's overall planning principles, which aim to provide a high quality of life for its residents. It offers a peaceful residential environment with easy access to the town's amenities and nearby transportation links.

- Extended lounge/dining room overlooking the rear garden.
- Fitted kitchen with integrated oven, hob and dishwasher.
- Main bedroom with en-suite shower room.
- Second bedroom currently used as a second sitting room.
- modern bathroom suite.
- Gas to radiator central heating.
- Off road parking.
- Large private rear garden with numerous fruit trees.
- Ample storage cupboards throughout.



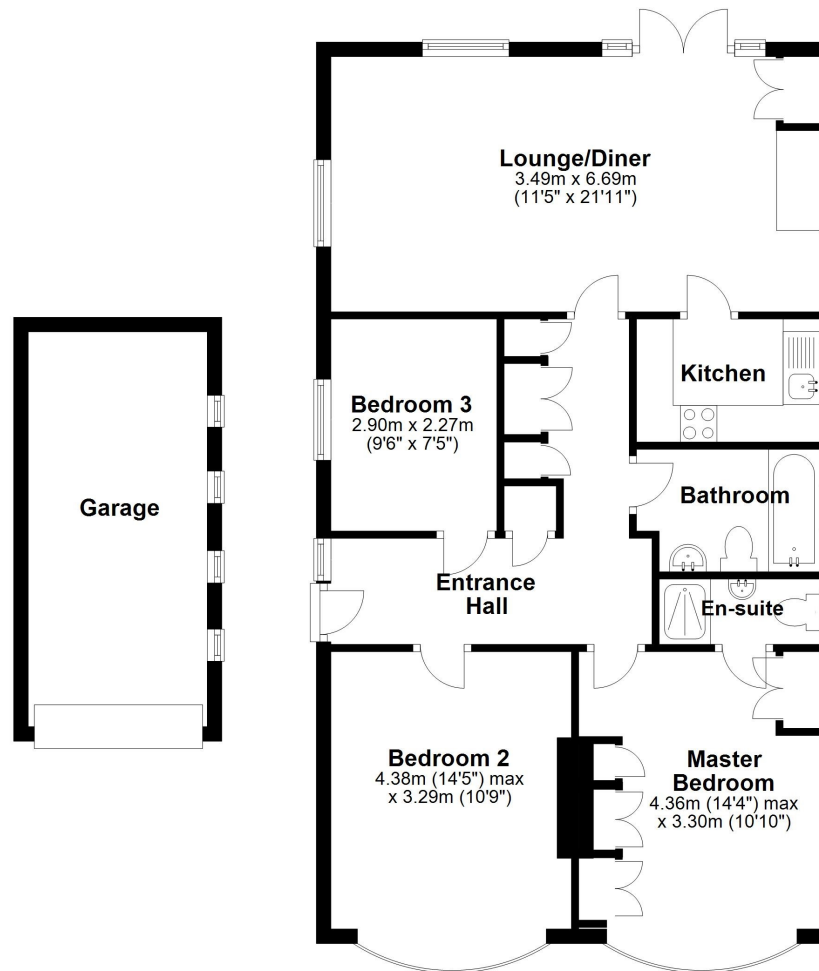






## Ground Floor

Approx. 80.5 sq. metres (866.7 sq. feet)



Total area: approx. 80.5 sq. metres (866.7 sq. feet)

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         | 82        |
| (55-68)                                     | D | 58      |           |
| (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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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