



Runnalow, Letchworth Garden City, Hertfordshire. SG6 4DS







## 2 Bedroom Detached Bungalow £475,000 Freehold

A well-presented, two-bedroom, detached bungalow located in a quiet residential area just a short walk from Letchworth town center. Complete with driveway, garage, and stunning mature 120ft rear garden.

- Fantastic potential to extend STPP
- Driveway and detached garage
- Quiet residential area
- 0.6 miles to town centre
- Well presented
- Freehold
- 120ft rear garden
- EPC rating - D. Council tax band - D



**GENERAL DESCRIPTION:****GROUND FLOOR:****Entrance Hall:**

Combi Boiler housed in cupboard. Storage. Loft hatch. Radiator.

**Lounge:**

Abt. 12' 4" x 11' 9" (3.76m x 3.58m) Double-glazed bay window to front aspect. Radiator. Carpet. Tv point.

**Kitchen:**

Abt. 7' 5" x 8' 8" (2.26m x 2.64m) Double-glazed window to rear aspect. Upvc door to conservatory. Tiled floor. Tiled splashback. Worktops with wall and base units. Sink & drainer. Plumbed appliances.

**Conservatory:**

Abt. 7' 3" x 14' 2" (2.21m x 4.32m) Part brick built. UPVC door to rear garden. Double-glazed windows to rear and sides. Radiator. Tiled floor.

**Bedroom one:**

Abt. 12' 2" x 10' 8" (3.71m x 3.25m) Double-glazed bay window to front aspect. Radiator. Carpet. Built-in cupboard. Built-in storage over and to sides of bed.

**Bedroom two:**

Abt. 10' 6" x 8' 4" (3.20m x 2.54m) Carpet. Radiator. Double UPVC doors to the conservatory. Built-in cupboards. Currently utilized as snug.

**Bathroom:**

Obscured double glazed window to rear. Heated towel rail. Bath with wall-mounted shower and glass screen. Fully tiled floor and walls. Wall-mounted basin. Low-level WC. Extractor fan.

**EXTERIOR:****Front garden:**

Block paved three-car driveway. Hedged screening. Lawn. Timber gate.

**Garage:**

Block paved three-car driveway. Hedged screening. Lawn. Timber gate.



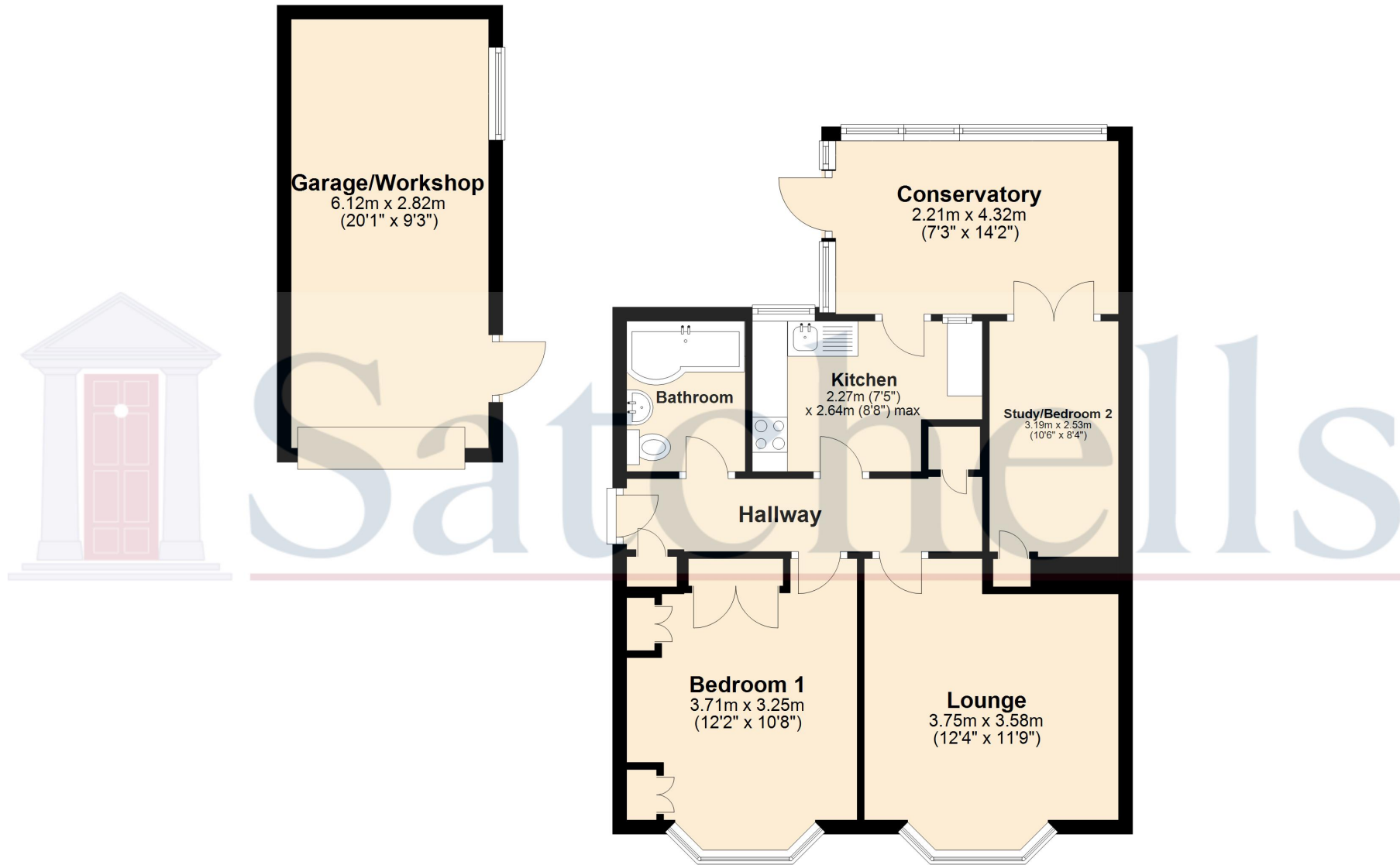




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## Ground Floor



For illustrative 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.