



# 24, Wheat Hill

Letchworth Garden City,  
Hertfordshire, SG6 4HJ

£550,000

country  
properties

An extended three bedroom semi-detached bungalow with approx. 80ft South facing rear garden. The property is located in a popular location within walking distance of Norton Common.

The property has a generous entrance hall and three good size bedrooms and a family bathroom. There is also a spacious lounge overlooking the rear garden and a dining room. The kitchen has an integrated oven and hob and a separate utility area. A block paved driveway leads to the garage and the rear garden is South facing and approx.80ft in length.

Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live. Letchworth train station has regular links to both London and Cambridge and is only a short walk away.

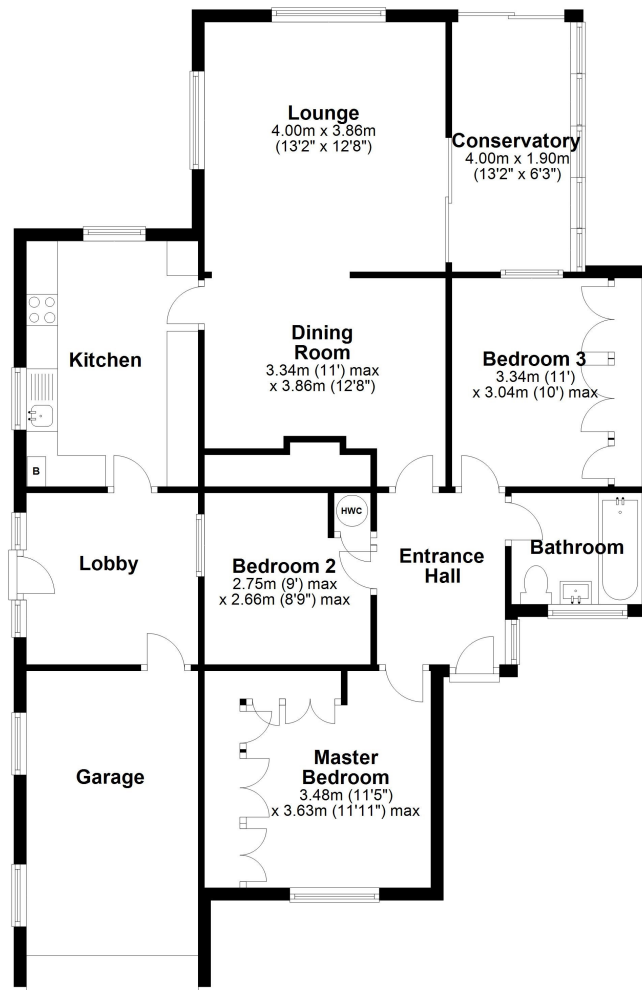
- Freehold
- Internal viewing comes highly recommended to appreciate this spacious bungalow.
- Large lounge and open plan dining room.
- Fitted kitchen with integrated double oven and hob.
- Three good size bedrooms.
- Gas central heating.& double glazed windows.
- Approx 80ft South facing rear garden.





### Ground Floor

Approx. 97.9 sq. metres (1053.3 sq. feet)



Total area: approx. 97.9 sq. metres (1053.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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