



40 Wheat Hill, Letchworth Garden City, Hertfordshire. SG6 4HJ





2 Bedroom Detached Bungalow

£500,000 Freehold

Set within a peaceful residential area and just a short walk from town and the mainline station, this detached bungalow offers spacious and versatile accommodation, complete with an attached garage, driveway and a beautifully maintained rear garden. The property is offered to the market chain free, providing an excellent opportunity for a smooth and straightforward purchase.

- CHAIN FREE
- Freehold
- Detached bungalow
- Garage and driveway
- Two bedrooms
- Sunny rear garden
- Sought after location
- Close to town and mainline station
- Potential to extend STPP
- Awaiting EPC. Council tax band D



Ground Floor

Entrance Hall:

Upvc door to front. Carpet. Radiator. Storage cupboard.

Living Room:

Abt. 16' 1" x 11' 9" (4.90m x 3.58m) Double glazed bay window to front aspect. Carpet. Radiator. Electric fireplace with mantle and surround.

Dining Room:

Abt. 8' 4" x 8' 8" (2.54m x 2.64m) Opening through to conservatory. Radiator. Carpet. Hatch through to kitchen. Third bedroom potential.

Conservatory:

Abt. 6' 0" x 8' 8" (1.83m x 2.64m) Carpet. Double glazed windows to garden aspect. Sliding door to garden patio area.

Kitchen:

Abt. 11' 5" x 11' 9" (3.48m x 3.58m) Laminate flooring. Radiator. Upvc door to side. Double glazed window to garden aspect. Boiler. Worktops with a range of wall and base mounted units. Space for cooker, fridge/freezer and plumbed appliances.

Bedroom One:

Abt. 14' 0" x 11' 8" (4.27m x 3.56m) Double glazed bay window to front aspect. Carpet. Radiator.

Bedroom Two:

Abt. 9' 2" x 9' 8" (2.79m x 2.95m) Double glazed window to rear aspect. Carpet. Radiator.

Bathroom:

Abt. 6' 3" x 8' 2" (1.91m x 2.49m) Lino flooring. Double glazed privacy window to side aspect. Bath with mixer taps and wall mounted shower. Wash basin. WC.

Outside

Front Garden:

Mostly block paved providing offroad parking for two cars. Wall dividing property from the pathway. Flower bed with mature planting. Covered front door. Gated side access to rear garden. Access to the front of garage.

Rear Garden:

Non overlooked and enjoying a sunny position. The garden is mostly laid to artificial grass with mature planted borders with a pathway to rear of garden and patio area providing seating space. Timber sheds. Greenhouse. Gated side access. Enclosed with fencing and hedging.

Garage:

Brick built. Attached to property. Up and over door to front.

Parking:

Block paved driveway to front of property providing offroad parking for two cars. On road parking also available with no permit required.

Additional Information**Agents Note:**

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

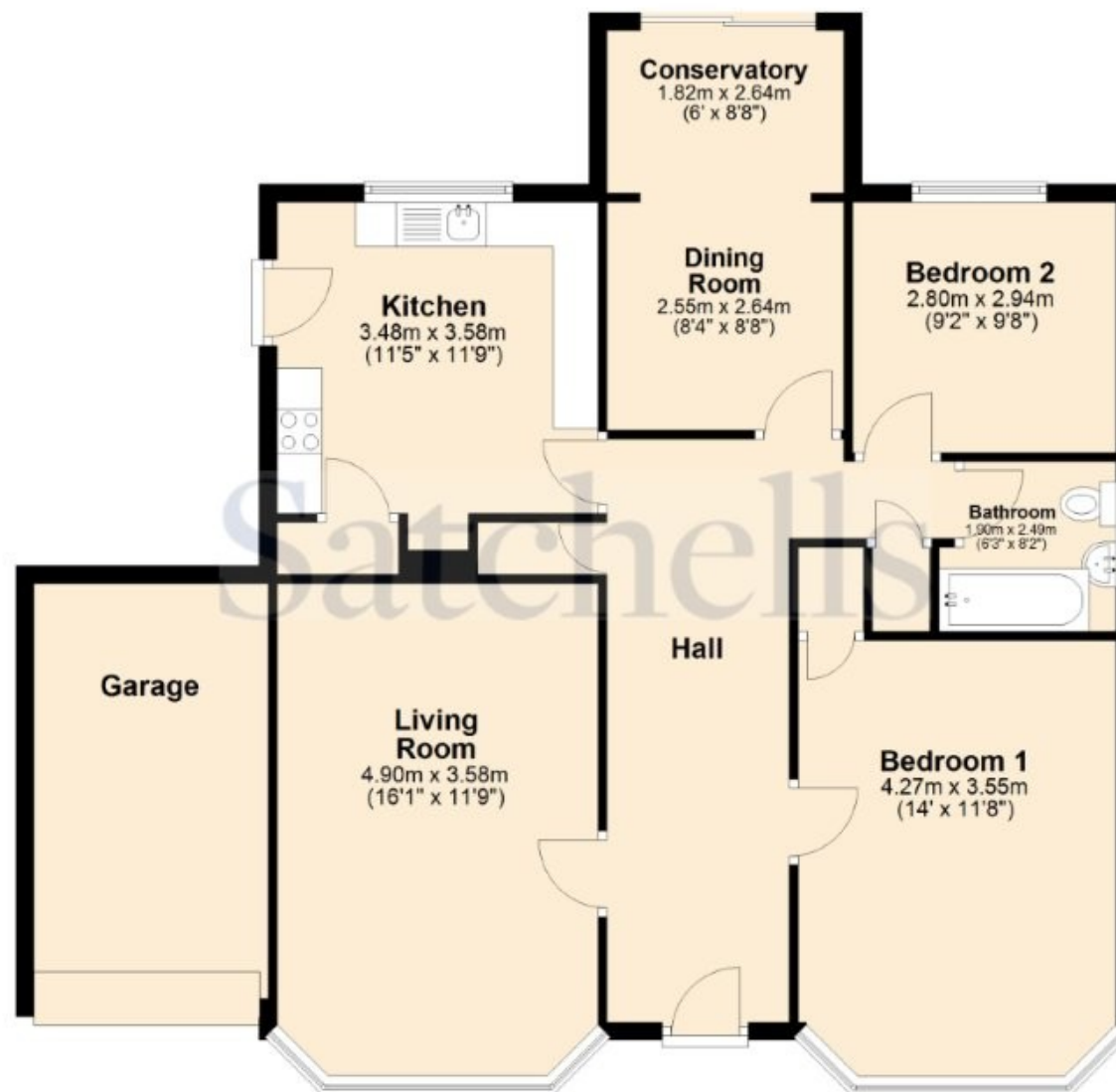
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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.