



27, The Dale

Letchworth Garden City,
Hertfordshire, SG6 3SG
£525,000

country
properties

Spacious 2 bedroom detached bungalow located within easy walking distance of the town centre and train station. The property is offered with no upper chain. The accommodation comprises of an entrance hall, lounge, kitchen/breakfast with integrated oven and hob, conservatory and a utility room. The main bedroom has an en-suite shower room, second bedroom and main bathroom. Off road parking for two vehicles and a private rear garden. The town centre & train station are within walking distance. Letchworth train station has regular links to both Cambridge and London making Letchworth Garden City an ideal base to commute from.

Ground Floor

Entrance Hall

Radiator. Laminate floor. Access to the loft space.

Lounge

13' 11" x 11' 11" (4.24m x 3.63m)

Double glazed window to the front aspect. Gas fire radiator. Door leading to the kitchen/breakfast room.

Kitchen/Breakfast Room

17' 4" x 11' 8" (5.28m x 3.56m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Integrated oven and hob with extractor over and an integrated fridge/freezer. Laminate floor. Radiator. Double glazed window to the rear aspect. Double glazed French doors leading to the conservatory.

Conservatory

8' 11" x 8' 8" (2.72m x 2.64m)

Brick based conservatory with double glazed windows and doors leading to the rear garden.

Utility Room

8' 1" x 5' 1" (2.46m x 1.55m)

Fitted storage cupboards and a single drainer sink unit. Plumbing for a washing machine. Extractor fan.

Bedroom One

12' 0" x 11' 10" (3.66m x 3.61m)

Double glazed bay window to the front aspect. Radiator. Fitted full length mirror wardrobe.

En-Suite

Comprising a low level wc, wash basin with cupboard under and a shower cubicle with glass screen. Tiled walls and floor. Heated towel rail. Double glazed window to the side.



Bedroom Two

11' 1" x 9' 0" (3.38m x 2.74m)

Dual aspect with double glazed windows either side. Radiator.

Bathroom

Comprising a low level wc, wash basin and panelled bath with shower and glass screen. Radiator. Double glazed window to the side aspect.

Outside

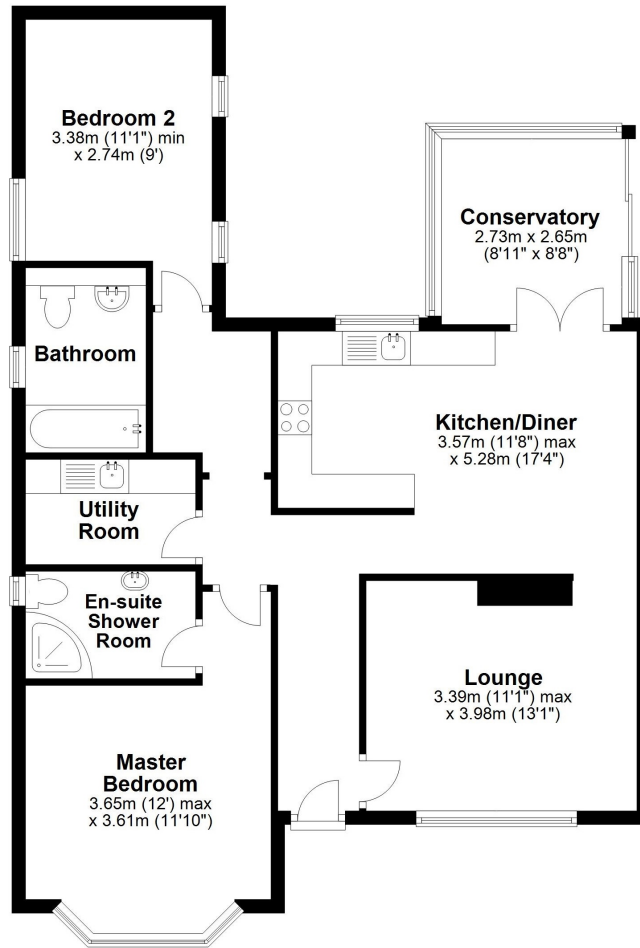
Front Garden

Block paved driveway for a couple of vehicles. Retaining hedge and gated access to the rear garden.

Rear & Side Garden.

Laid mainly to lawn with flower borders. At the side of the property is a timber shed and a separate covered area.





Total area: approx. 88.5 sq. metres (952.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		55
(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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