



Rowan Crescent, Letchworth Garden City, Hertfordshire. SG6





2 Bedroom Semi-Detached Bungalow £425,000 Freehold

A fantastic opportunity to acquire this CHAIN FREE, TWO bedroom SEMI-DETACHED bungalow located just a short distance from Letchworth's town centre and mainline station. With a great sized rear garden, garage and off road parking, this property offers fantastic conversion potential STPP.

- In need of modernisation
- Extended semi detached bungalow
- Off street parking and garage
- Good size garden
- Close proximity to Letchworth town centre and mainline station
- Freehold
- Amazing loft conversion potential STPP
- Chain free
- Awaiting EPC. Council tax band D

Ground Floor:**Entrance Hall:**

UPVC front door, carpet as fitted, leads through to rest of accommodation, storage cupboard.

Living Room:

Abt: 11' 4" x 16' 9" (3.45m x 5.11m) Carpet as fitted, radiator, sliding doors to dining room, window to front aspect, fireplace.

Dining Room:

Abt: 9' 1" x 11' 4" (2.77m x 3.45m) Carpet as fitted, door to rear garden, window to rear aspect, radiator.

Kitchen:

Abt: 10' 9" x 13' 8" (3.28m x 4.17m) Door to side, window to side aspect, window to front aspect, storage cupboard, worktops with a range of wall and base units, space for table and chairs, plumbed appliances, sink and drainer, Lino flooring, radiator.

Bedroom One:

Abt: 10' 6" x 13' 1" (3.20m x 3.99m) Carpet as fitted, window to rear aspect, radiator, built in wardrobes.

Bedroom Two:

Abt: 8' 9" x 10' 0" (2.67m x 3.05m) Carpet as fitted, window to rear aspect, radiator.

Bathroom:

Lino flooring, storage cupboard, bath, wash hand basin, low level WC, window to side aspect, tiled walls.

Loft Space:

Spanning the entire width of the property with very high pitch and fantastic scope to convert STPP, spray foam insulation.

Outside:

Rear Garden:

Path way leading up to the back of the garden, shed and greenhouse, established borders and flower beds, mostly laid to lawn, trees providing privacy from neighboring property, garage set back in to small portion of the garden, patio area, gated access to driveway.

Front Garden:

Pathway leading to front door with lawn to either side and planted borders.

Garage:

Concrete structure with up and over door.

Parking:

Part shared driveway with parking for one car and potential to extend to larger driveway.





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.