



Whitechurch Gardens, Letchworth Garden City, Hertfordshire. SG6 2AU





## 2 Bedroom Detached Bungalow £360,000 Leasehold

**\*\*PRICED TO SELL & CHAIN FREE\*\*** This DETACHED, TWO BEDROOM bungalow will be AVAILABLE TO VIEW FROM 11th APRIL. Located within a quiet cul-de-sac, this property is complete with a GARAGE, DRIVEWAY, private rear garden and is within short distance of local shops and bus routes.

- Detached bungalow
- Garage and off road parking next to property
- Modern bathroom and kitchen
- Great condition and well proportioned
- Close to local shops and bus routes
- Quiet residential cul-de-sac location
- Not overlooked rear garden
- Chain free
- Leasehold - 961 years remaining
- EPC rating E. Council tax band E

**Ground Floor:****Entrance Hall:**

Tiled floor. Radiator. WC/cloakroom. Leading through to living room.

**Cloakroom:**

Tiled floor. Window to side aspect. Wash basin. Low level WC. Radiator.

**Living/Dining Room:**

Carpet. Bay window to front aspect. Two radiators. TV points. Two windows to side aspect. Door leading to kitchen. Door leading to internal hallway.

**Kitchen:**

Tiled floor. Door to side access. Window to front aspect. Boiler. Full length worktops each side with under and over cupboards. Integrated oven with electric hob. Plumbed appliances. Sink and drainer. Tiled splashback.

**Hallway:**

Carpet. Loft hatch with pull down ladder. Built in cupboard. Leading to bedrooms and bathroom.

**Bedroom One:**

Carpet. Radiator. Window to rear aspect.

**Bedroom Two:**

Carpet. Radiator. Window to rear aspect.

**Bathroom:**

Tiled floor. Part tiled walls. Extractor fan. Heated towel rail. Low level WC. Wash basin. Bath with overhead electric shower and glass shower screen. Window to side aspect. Shaving sockets.

**External:****Rear Garden:**

Mostly laid to lawn. Side access. Raised beds with established shrubs. Non overlooked to rear. Patio area. Space for shed. Rear access to garage.

**Front Garden:**

Pathway leading to front door. Mostly laid to lawn. Wooden planters.

**Garage & Parking:**

Directly next to property. Off road parking for one car. Up and over garage door.

**About The Area:**

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

**Additional Information:****Agents Note:**

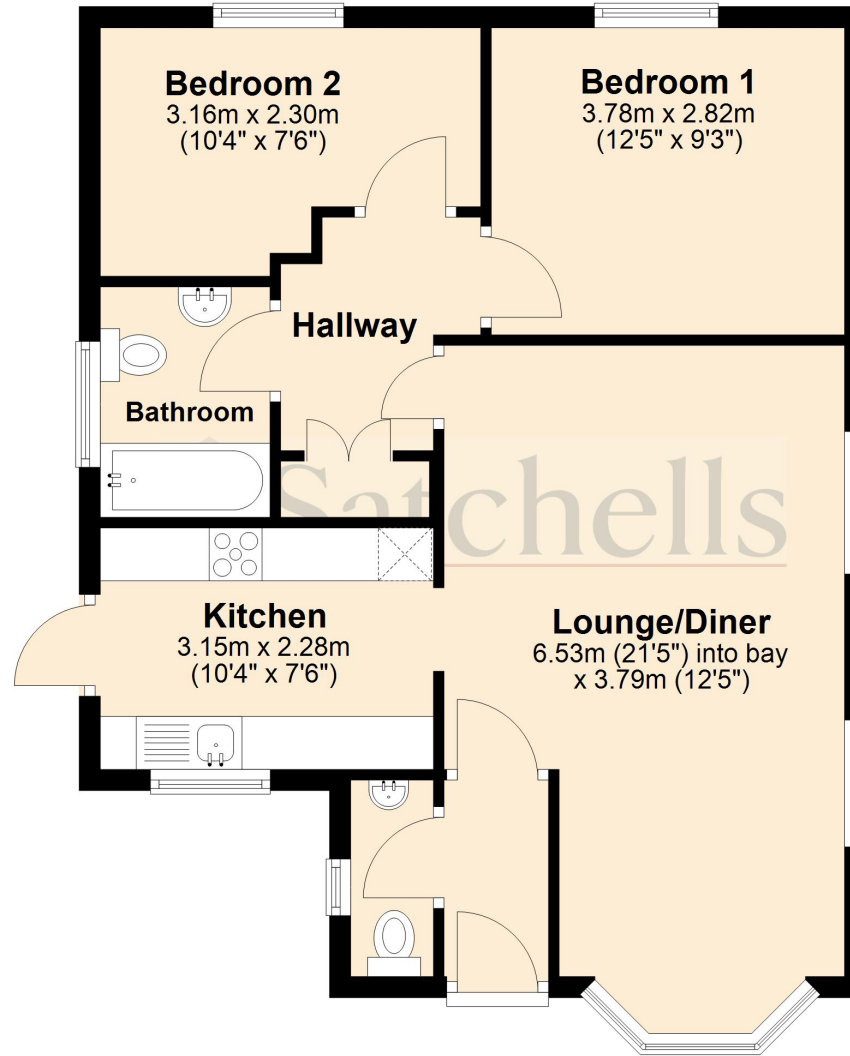
Draft details yet to be approved by the vendor and may be subject to change.





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.

## Floor Plan



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.