

39, Waysbrook

Letchworth Garden City, Hertfordshire, SG6 2DT

Offers in Excess of **£650,000**

country properties

An Impressive 3 bedroom detached bungalow, presented to a very high standard throughout. Internal viewing comes highly recommended to fully appreciate this quality home. Spacious open plan lounge/dining room with windows to front and side aspects. Refitted kitchen with a range of integrated appliances. Three very good size bedrooms. Gas central heating and double glazed windows. Modernbathroom suite. Off road parking for a number of vehicles. Single garage with up and over electronic door. Private enclosed rear garden and a spacious garden room with power, light and air conditioning.

Ground Floor

Entrance Porch

Glazed door leading to the entrance hall

Entrance Hall

Access to loft space via loft ladder housing the gas central heating boiler.. Cloaks cupboard and separate storage cupboard. Concealed cupboards along one wall. Radiator.

Lounge/Dining Room

7.09m x 3.33m (23' 3" x 10' 11")
A bright and spacious room with two double glazed windows to the front and one double glazed window to the side. Three radiators. TV point. Large open plan serving hatch to the kitchen.

Kitchen

3.33m x 2.90m (10' 11" x 9' 6")
Modern fitted kitchen with matching base and eye level units. Integrated appliances include a double oven and hob with extractor over, fridge/freezer, washing machine and slimline dishwasher. Single drainer sink unit. Double glazed window to the side and double glazed door to the garden. Serving hatch.

Bedroom One

3.68m x 3.51m (12' 1" x 11' 6")
Double glazed window to the rear aspect. Radiator. Range of fitted wardrobes.







Bedroom Two

3.18m x 3.07m (10' 5" x 10' 1")
Double glazed window to the side aspect. Radiator.

Bedroom Three

2.95m x 2.64m (9' 8" x 8' 8")
Double glazed window to the rear aspect. Radiator.

Shower Room

8' 11" x 5' 10" (2.72m x 1.78m)
A luxury three piece suite comprising a low level wc, wash hand basin and a large walk in shower with glass screen. Ceramic splash tiling. Radiator. Extractor fan. Two double glazed windows to the side aspect.

Outside

Front Garden

Laid mainly to lawn with a driveway for a number of cars leading to the garage. Shrub borders. Gated access to the rear garden.

Rear Garden

A real feature of the property is the rear garden which tapers out on this corner plot. Mainly laid to lawn with an abundance of mature tree, shrubs and flower beds. Pagoda with seating below. Outside water tap and power supply. Personal door to the garage. Gated access to the front garden. Another feature of this garden is the large Summer House which has power and air-conditioning making a very enjoyable space to enjoy the garden.

Garage

Single garage with electronic up and over door. Power and light.

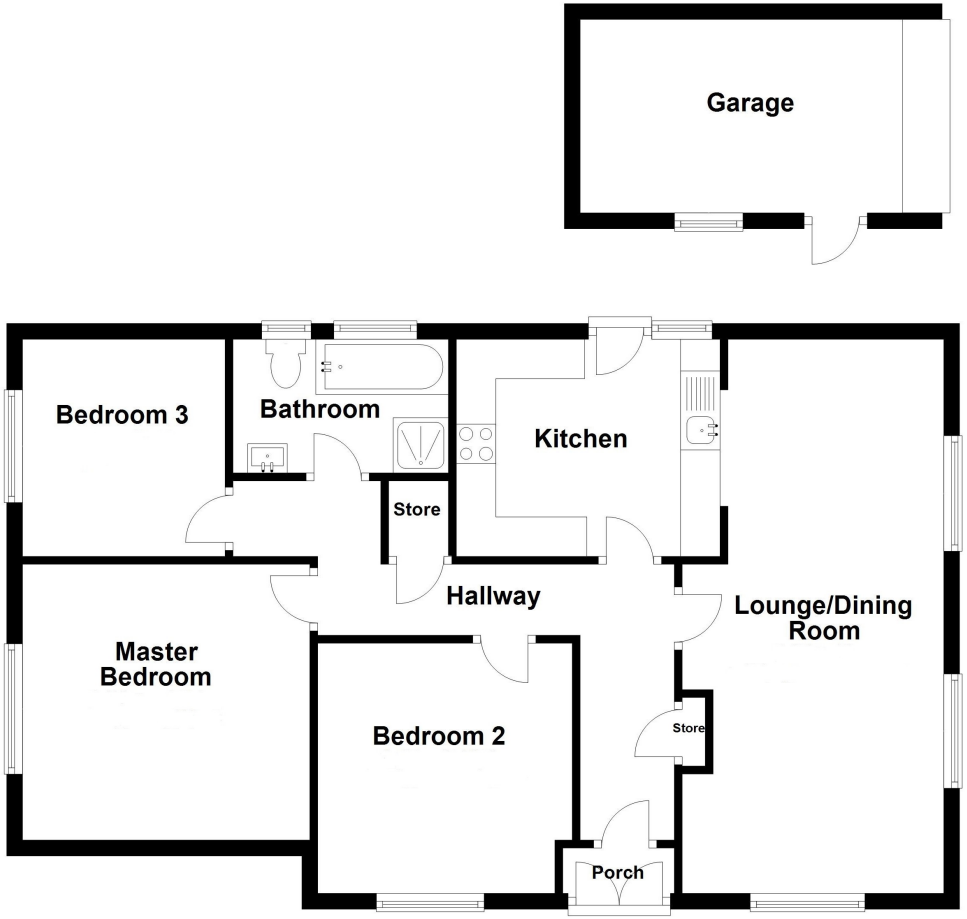
Agents Note

The property is Freehold.

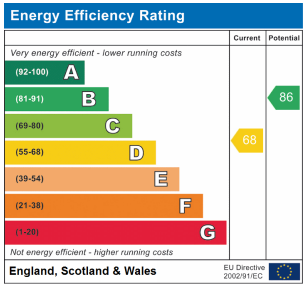








Total area: approx. 79.4 sq. metres (855.2 sq. feet)



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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