

FREEHOLD



Bungalow - Detached (EPC Rating: E)

**241 Icknield Way, Letchworth Garden City,
Herts, SG6 4UE**

Price Guide

£750,000



First Step



4 Bedroom Bungalow - Detached located in Letchworth Garden City

DESIRABLE DETACHED BUNGALOW... Sought after LOCATION within walking distance to TOWN CENTRE & TRAIN STATION... 4 DOUBLE bedrooms... LOUNGE with Bi-fold Doors... PRIVATE SOUTH FACING Garden... EN-SUITE... LOFT Room/Study... DINING ROOM/Bedroom 4... DRIVEWAY Parking...

Nestled in the charming area of Icknield Way, Letchworth Garden City, opposite the Norton Common nature reserve which boasts tennis courts, bowling greens, outdoor swimming pool and nature walks, this delightful detached bungalow offers a perfect blend of character and modern living.

Built in 1905, the property has been creatively extended and renovated throughout, bringing it up to current building standards but retaining its original character and boasts a generous living space of 2,236 square feet, providing ample room for both relaxation and entertainment.

The bungalow features two inviting reception rooms, ideal for hosting family gatherings or enjoying quiet evenings. Alternatively for larger families the second reception room can become another well-proportioned bedroom, providing plenty of space for a growing family or for those seeking a comfortable guest room. The ground floor bathroom is conveniently located alongside a large luxurious en-suite shower room.

One of the standout features of this property is the private established south facing garden with a range of entertaining areas ensuring that you capture the sunshine throughout the whole day with the added bonus of its own personal rustic bar, plus to the front is driveway parking for two vehicles. The surrounding area is known for its picturesque gardens and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This bungalow presents a unique opportunity to own a piece of history being "one of the original exhibition cottages" while enjoying the comforts of contemporary living. Whether you are a first-time buyer, a family, or someone looking to downsize, this property is sure to meet your needs. With its prime location and spacious layout, it is a must-see for anyone seeking a new home in Letchworth Garden City.

GROUND FLOOR

Entrance Hallway

Stable door leading to side aspect entrance. Real wood floor, under stair storage area. Latch door built-in shelved storage cupboard, further built-in cupboard housing washing machine. Stairs leading to first floor with doors leading to:

Lounge

21'5" x 18'6"

Double doors leading into lounge. Real wood flooring, TV point. Wooden bi-fold doors leading to garden. Door leading to bedroom 3.

Kitchen

12'8" x 9'7"

Dual aspect Bay window to front aspect with double glazed window to side aspect, both fitted with Roman blinds. Kitchen fitted with real wood Shaker style base units with black granite & real wood work surfaces. Rangemaster Classic 90 cooker with 5 ring gas hob. Space for American style fridge freezer. Quarry tiled flooring.

Utility Cupboard

In entrance hallway: Full height door in entrance hallway, plumbing and housing the freestanding washing machine.

Dining Room/Bedroom 4

Dual aspect two double glazed windows to side aspect with double glazed window to front aspect all fitted with Roman blinds. Chimney breast with feature fireplace and working open hearth. Real wood flooring.

Bedroom 1

16'7" x 15'1"

Double glazed window to front aspect fitted with Roman blind plus ceiling window to side aspect. Two x 2 built-in latch door wardrobes. Grey laminate flooring. Door leading to:

Bedroom 1 En-suite

White suite comprising: fully tiled shower cubicle fitted with wall mounted shower & glass door, pedestal wash hand basin, wc. Chrome heated towel rail, extractor. Porcelain tiled flooring.



Bedroom 3

11'1" x 8'5"

French doors leading to garden. Built-in shelved storage area fitted with clothes rail. Real wood flooring, TV point.

Bathroom

Double glazed window to side aspect fitted with roller blind. White suite comprising: freestanding roll top Victorian style bath fitted with side taps & hand held shower, pedestal wash hand basin, wc, chrome heated towel rail. Real wood flooring. Built-in shelved storage area fitted with lower level storage cupboard.

FIRST FLOOR

Landing

Galleried large landing area with sloped ceilings, carpet, 8 door low level eave storage areas. Sun tube ceiling light. Doors leading to:

Bedroom 2

21'0" x 10'7"

Porthole style window overlooking rear garden, sloped roof, 10 low level doors leading to eave storage, bi-fold doors to built-in storage fitted with clothes rail.

Loft Room/Study

10'7" x 9'1"

Porthole style window to front aspect. 6 low level doors leading to eave storage. Door to built-in cupboard housing Ideal boiler & water tank. Laminate flooring.

EXTERNAL

Front Aspect

Low level picket fence to perimeter with block paved pathway leading to front door & side gated access leading to rear aspect. Lawn area with established shrubs.

Rear Aspect

Large private south facing garden, large decking area leading to lawn with established shrubs to borders. External wooden bar area fitted with shelving, bar & optics. External lighting, outside tap, external power. Raised planters. Decked seating area to top of garden plus further covered seating area enclosed with privacy fencing. Large wooden garden storage shed. Gated access leading to side access storage area with further gate leading to front aspect.

Driveway

Stoned driveway with parking for 2 vehicles.

Additional Material Information

Freehold

EPC: Rating E

Council Tax: Band C

Traditional brick construction

Mains utilities

Wooden windows



Local Area

Perfectly situated within a short walking distance to town centre and Letchworth railway station.

Close to all local amenities, including outdoor and indoor swimming pool/leisure centre, various chain and independent shops, coffee shops & restaurants.

Letchworth was the world's first garden city, established by Ebenezer Howard who sought to create an alternative to the industrial city by combining the best of town and country living.

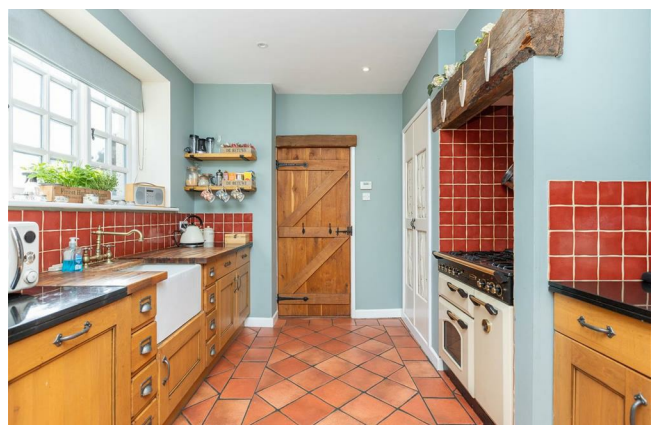
It is centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth are circa 30-35 mins.

Agents Note

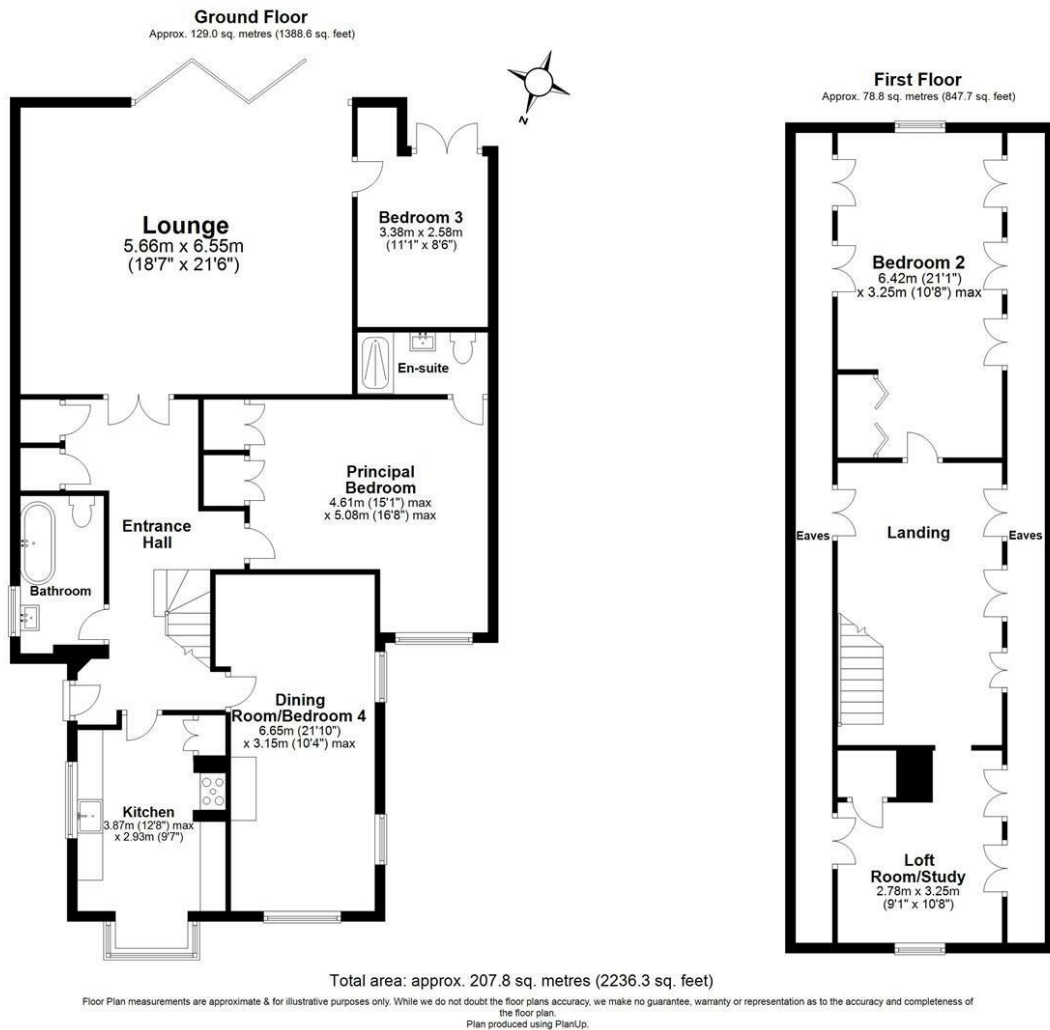
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These details are to be used as a guide only and their accuracy is therefore not guaranteed.

The vendors have a family connection to a First Step Director.



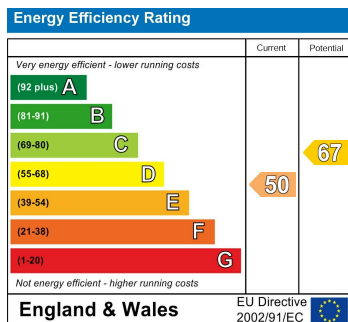




Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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