



32 Dents Close • Letchworth Garden City • Hertfordshire • SG6 2TP

Guide Price £575,000

Charter Whyman

TOWN & VILLAGE HOMES





# OUTSTANDING DETACHED BUNGALOW EXCEPTIONALLY WELL PRESENTED ATTRACTIVE CORNER GARDEN

## THE PROPERTY

This superbly presented modern detached bungalow dates from 1979 and has been extended and kept right up-to-date. Of the two double bedrooms, one has an en suite shower room and the other a walk-in dressing room, which would be ideal for a second en suite, if required, although there is also a beautifully appointed bathroom. A spacious sitting/dining room, kitchen/breakfast room, utility room, attached garage and garden store complete the immaculate accommodation.

The bungalow benefits from wide opening double-glazed folding doors from the sitting room to the rear garden, uPVC double-glazed windows, gas fired central heating and photovoltaic solar panels.

## THE OUTSIDE

The bungalow is set in a corner plot measuring approximately 86' by 55'6" (26.2m x 16.9m) overall. The front garden is laid to lawn with herbaceous borders and ornamental shrubs and tree. The block paved drive provides good off-street parking and leads to the attached garage. EV charging point.

The attractive rear garden faces south and west and is some 33'10" (10.3m) in depth with an area of decking adjoining the rear of the bungalow, lawn, herbaceous beds and raised borders, ornamental shrubs and conifers, paved patio and pergola over. Gate to side.

## THE LOCATION

Dents Close is located in the popular Lordship area on the south side of the town, a mile and a half from the centre and within a mile and three-quarters of the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with regular services running throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge 26 is minutes away in the other direction. Junction 9 on the A1(M) is a mile away by car.

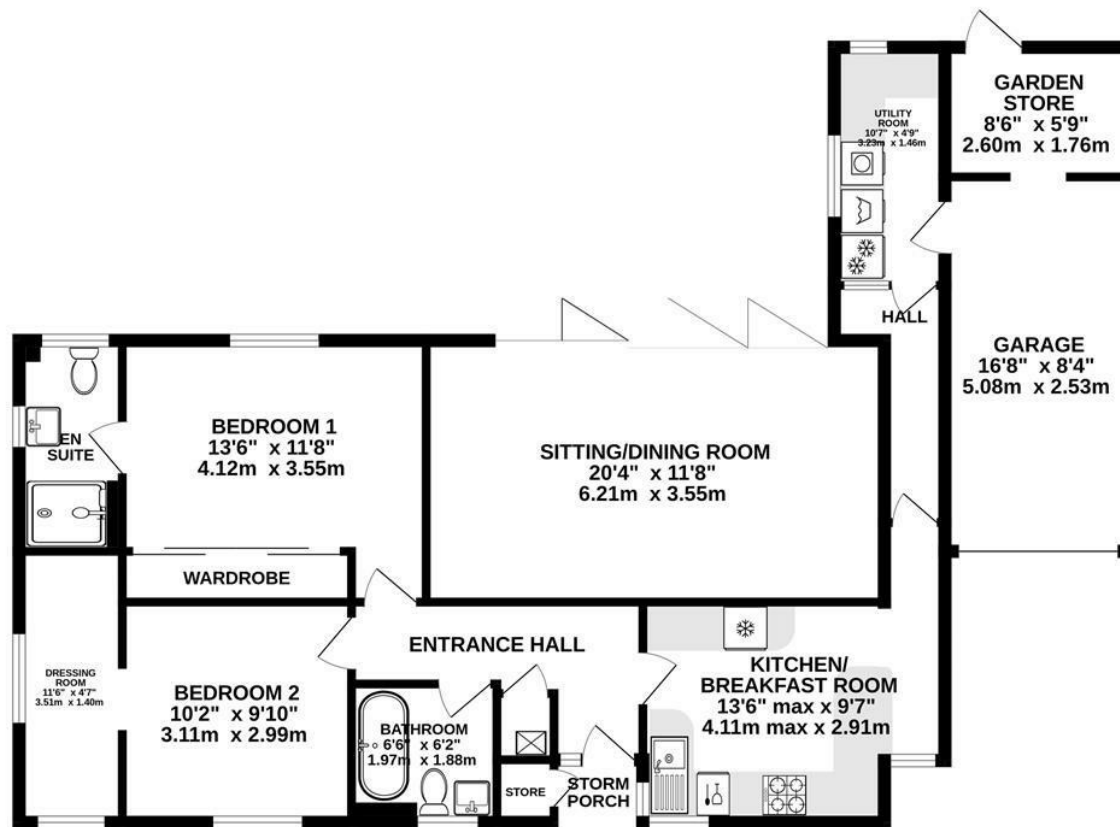
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The highly regarded Lordship Farm Primary School is within three-quarters of a mile.







GROUND FLOOR  
1124 sq.ft. (104.4 sq.m.) approx.



THE FLOOR AREA INCLUDES THE GARAGE AND GARDEN STORE.

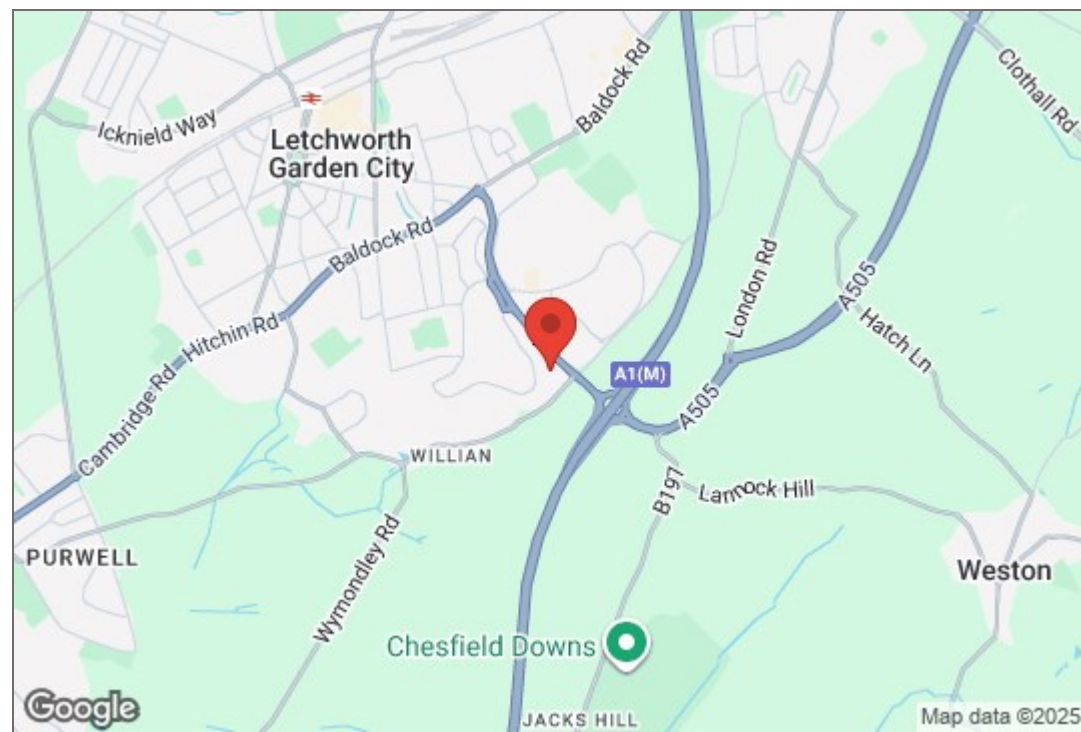
TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

LEASEHOLD: 990 years from 29.09.1970 with 935 years remaining. Ground Rent: £5 pa.

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## CONSTRUCTION

Insulated cavity under a tiled pitched roof.

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

## EPC RATING

Band - B

## BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - E

## CONSERVATION AREA

The property is not located within a Conservation Area.

## THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350  
[www.lechworth.com](http://www.lechworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

Charter Whyman

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01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)