



12 Saffron Hill

Letchworth Garden City, Hertfordshire, SG6 4DB

Gavin Mills
POWERED BY

UK



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Guide Price £625,000

A beautifully presented, three bedroom detached chalet bungalow, situated in a sought-after location, just half a mile from Letchworth train station and Town Centre.

This double bay fronted family home, remodeled and improved by the present vendors, offers versatile accommodation of 1412 sq.ft set over two floors along with off street parking to the front and private gardens with workshop and garage to the rear.

There is a ground floor bedroom / reception room which has a bay window to the front aspect and a shower room.

First-floor accommodation

The master bedroom is triple aspect with a variety of built-in storage. Bedroom two has a skylight to the side and a large storage cupboard. The family bathroom has a sunken bath with a shower over, a WC, a wash basin and a heated towel rail.

Outside

To the front, the block paved drive has parking for two vehicles and gated access to both sides. The rear garden backs onto allotments and is laid to lawn and paved patio with a variety of flower and shrub beds and borders.

There is a detached single garage, a workshop, and a greenhouse.

Ground floor accommodation

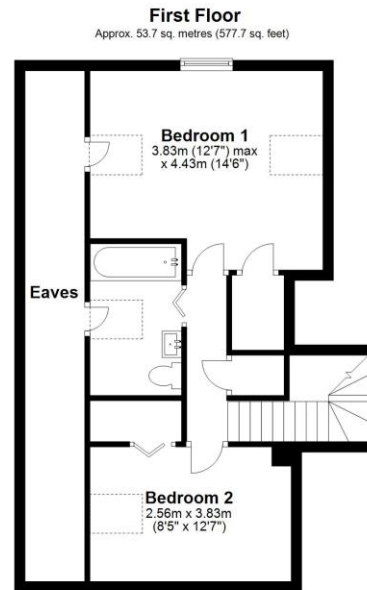
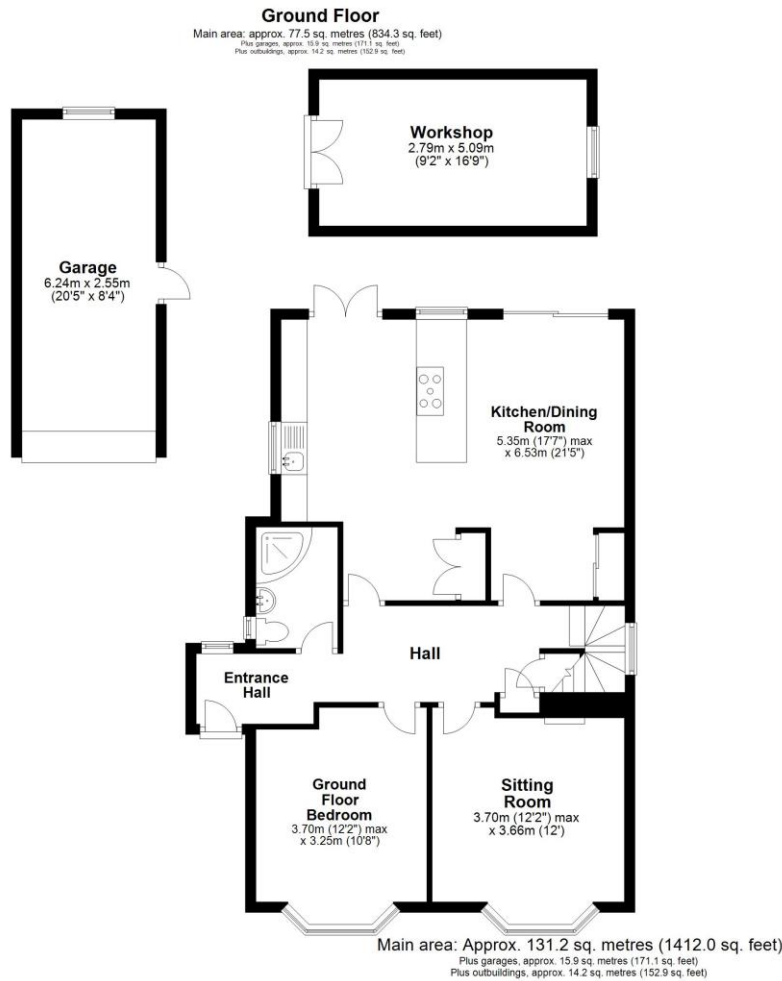
The entrance hall has stairs rising to the first floor with storage cupboard below and to the side. A large open plan kitchen/dining area has a range of fitted wall and base level units, including a breakfast bar, with worktops over. Integrated appliances include an induction hob, an oven, a microwave, a fridge /freezer, a washing machine and a dishwasher.

There are double doors from the kitchen area and sliding doors from the dining area that lead out to the rear garden patio. The sitting room has a bay window to the front aspect and a feature fireplace with an inset wood-burning stove set on a granite hearth.





Call Gavin Mills to arrange a viewing on **07971 807 341**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

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Gavin Mills



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.