



Connells

Baldock Road
Letchworth Garden City



Property Description

*** 120FT SOUTH FACING GARDEN ***
Offered to the market is this three bedroom family home situated in a popular location & within walking distance to the town centre/train station. The property has been extended to the rear & now offers a larger kitchen / dining area, & comes with off road parking.

Key Features

- Popular location.
- Off road parking.
- Large south facing rear garden.
- Solar panels.
- Utility room.
- Three bedrooms.
- Investment opportunity (reflective in price).
- Well presented.

Letchworth Garden City:...

Letchworth is the world's first Garden City that was founded by Ebenezer Howard in 1903, with a vision that would relieve the poverty and slum conditions suffered by so many within the late Victorian era. With a dream of Garden Cities where the best elements of town and country would be combined from the town in order to be used to benefit the ordinary townspeople. Now more than 100 years on, the Estate is now managed by the Heritage Foundation.

Location:

- 35 minutes to London King's Cross by train.
- A1(M), junctions 9 & 10. Stevenage (9 miles). Welwyn Garden City (14 miles). M25 (20 miles). Luton (14 miles). Cambridge (25 miles).
- Local Airports - Luton (13 miles) and Stansted (29 miles).

Education:

- Eleven schools provide a mix of infant, junior and primary level education.
- A specialist primary school for children with moderate learning difficulties.
- Two secondary schools, The Highfield School (Science Specialist) and Fearnhill School (Maths and Computing College).
- Two independent schools, St Christopher School and St Francis' College.

Leisure Facilities:

- 13.6 mile Garden City Greenway - Letchworth's circular walk and cycle path.
- Standalone Farm.
- First Garden City Heritage Museum.
- Health & Fitness - Outdoor and indoor swimming pools, North Herts Leisure Centre, Nuffield Health Club, Spirella Fitness and more...
- Sport - Over 20 Garden City clubs, football, rugby, badminton, running club and more...

Internal

Ground Floor

Entrance Hall

Door to side, stairs rising to first floor, understairs storage cupboard, electric meters/fuse box and radiator.

Cloakroom

Wash hand basin, WC, shelves and double glazed window.

Lounge

13' 4" x 12' into bay (4.06m x 3.66m into bay)

Double glazed window, laminate flooring and radiator.

Dining Room

12' max x 10' 11" plus bay (3.66m max x 3.33m plus bay)

Spacious dining room opening up onto the kitchen. Radiator.

Kitchen / Breakfast Room

16' 6" x 7' 8" (5.03m x 2.34m)

Fully fitted kitchen with range of wall and base units, one bowl sink/drainage and worktops, integrated oven and hob with cookerhood over, integrated dishwasher, space for washing machine and fridge/freezer, radiator, sky light, double glazed window and patio doors to rear.

Utility Room

9' 11" x 5' 3" (3.02m x 1.60m)

Utility room with base units, worktops, tiled floor, plumbing for washing machine and double glazed window,

First Floor

Landing

Stairs rising from entrance hall, loft access and double glazed window.

Bedroom One

11' 10" x 12' 8" (3.61m x 3.86m)

Double glazed window, newly fitted laminate flooring, airing cupboard and radiator.

Bedroom Two

11' 5" x 9' 11" max (3.48m x 3.02m max)

Double glazed window, newly fitted laminate flooring and radiator.

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)

Double glazed window, newly fitted laminate flooring, CH boiler and radiator.

Bathroom

Bathroom comprising wash hand basin, WC and bath with shower over, extractor fan, radiator and double glazed window.

External

Front Garden

Drive with space for 3-4 cars, part grassed lawn and large tree.

Rear Garden

Large south facing garden mainly laid to lawn, with range of trees and shrubs, large garden shed and side access. At the rear of the property there are solar panels which is generating an income thus saving money.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/LCH307791



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