



Connells

Cowslip Hill
Letchworth Garden City



Property Description

*** CLOSE TO THE STATION & TOWN CENTRE *** Offered to the market is this impressive family home situated in a prime location. Throughout the property is spacious and well presented, benefiting open plan lounge/diner, large private rear garden, off road parking and good size bedrooms.

Key Features

- Within 0.6 miles of the town centre and train station.
- Desirable road.
- Off road parking.
- Great size private rear garden with external garden office
- Impressive open plan living.
- Well presented galley kitchen.
- Spacious accommodation.
- Well presented throughout.

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

Entrance Hall

New entrance door, double glazed window, wood flooring, integrated pantry cupboard, understairs cupboard and storage cupboard with meters, radiator.

Cloakroom

Tiled cloakroom with wash hand basin, WC, storage cabinet and double glazed window.

Lounge

12' 9" x 12' (3.89m x 3.66m)

Two double glazed windows and door to rear, wood flooring, feature electric fireplace, TV point, wall units and radiator.

Dining Room

13' 4" max x 12' 1" max (4.06m max x 3.68m max)

Double glazed window, wood flooring and radiator.

Kitchen

9' 1" x 7' 1" (2.77m x 2.16m)

Fitted kitchen with range of white finish wall and base units, one and half sink/drainer and wooden worktops, integrated oven and induction hob with cookerhood over and tiled splashbacks, boiler serviced in 2023, plumbing for washing machine and dishwasher, wooden flooring.

First Floor

Landing

Double glazed window, storage cupboard, access to partly boarded loft.

Bedroom One

13' 7" max x 12' 9" (4.14m max x 3.89m)

Double glazed window, fitted carpet, wardrobes and radiator.

Bedroom Two

13' 7" max x 12' 3" max (4.14m max x 3.73m max)

Double glazed bay window, fitted carpet, wardrobe and radiator.

Bedroom Three

8' 6" x 7' 2" (2.59m x 2.18m)

Double glazed window, fitted carpet, wall cabinet and radiator.

Bathroom

Bathroom comprising vanity wash hand basin, WC and bath tub with electric shower over, heated towel rail, bathroom cabinets, tiled walls and lino flooring, double glazed window.

External

Front Garden

Hard standing drive with space for three cars, grassed lawn area and gated side entrance.

Rear Garden

Rear garden enclosed by new fence panels, mainly laid to lawn, bush borders, new patio area, external wall lights, garden shed and external office.

External Office

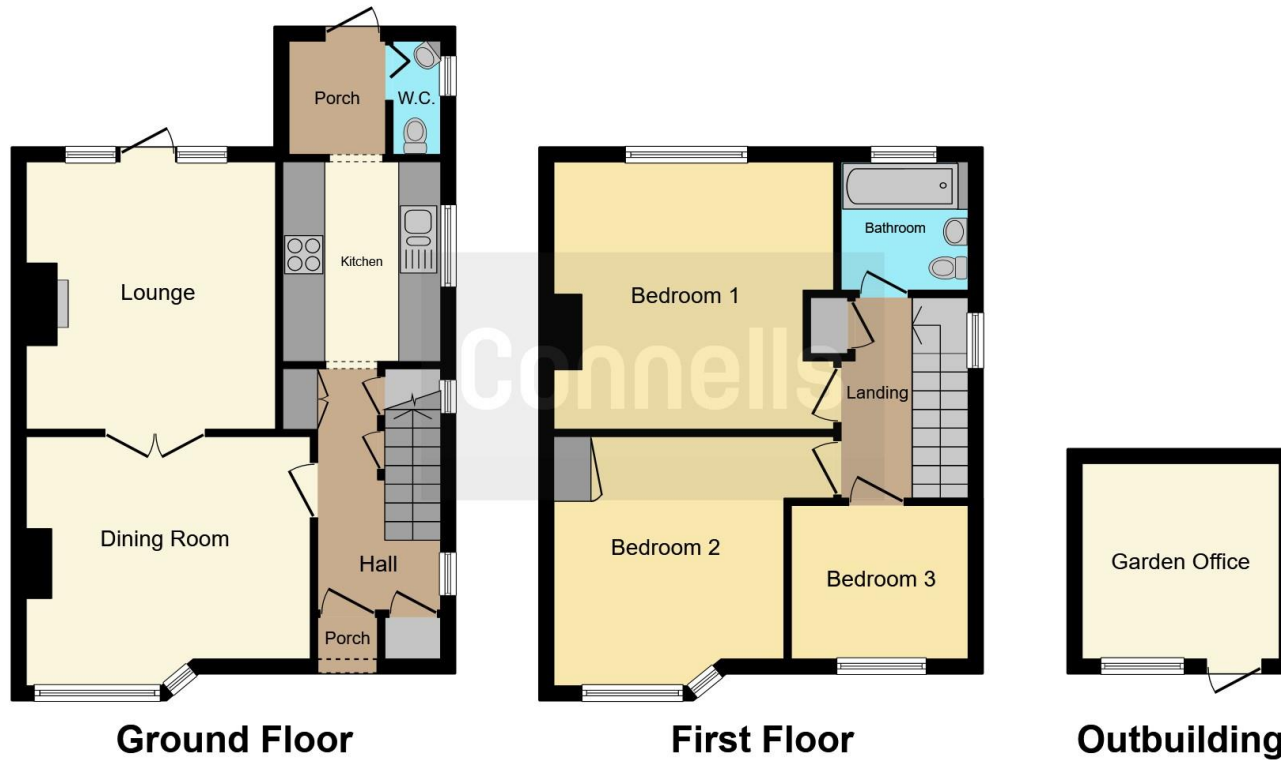
9' 7" x 9' 2" (2.92m x 2.79m)

Insulated external office with power, lights and WiFi, two double glazed windows and separate mains breaker. Built in 2022.









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

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