



**Connells**

Paynes Close  
Letchworth Garden City



### Property Description

\*\*\* NO ONWARD CHAIN \*\*\* Offered to the market is this spacious family home tucked away in a small quiet cul-de-sac location with only four houses in the close. The property is 0.9 miles from Letchworth town centre and comes complete with a double garage, driveway, conservatory and cloakroom.

### Key Features

- CHAIN FREE.
- Private enclosed gardens.
- Four spacious bedrooms.
- The property is rare to the market.
- Double garage and off road parking.
- Cloakroom, and shower room.
- The property is 0.9 miles from Letchworth town centre.
- Desirable cul-de-sac.

### 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 (Math's 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

Fitted carpet, radiator.

## Cloakroom

Wash hand basin, WC and double glazed window.

## Lounge

22' 2" x 13' 3" ( 6.76m x 4.04m )

Lounge with double glazed window, fitted carpet, feature fireplace and patio doors to conservatory.

## Dining Room

17' 4" x 10' 7" ( 5.28m x 3.23m )

Fitted carpet, understairs storage cupboard, radiator and patio doors to garden

## Kitchen

11' 2" x 11' 2" ( 3.40m x 3.40m )

Fitted kitchen with range of wall and base units, sink/drainers and worktops, space for oven and hob, plumbing for washing machine, free standing dishwasher and fridge/freezer. Serving hatch through to dining room. Door to side.

## Conservatory

11' 7" x 10' 3" ( 3.53m x 3.12m )

Conservatory with fitted carpet and with electric retractable sun shade and patio doors to garden.

## First Floor

### Landing

Fitted carpet, access to partially boarded loft, airing cupboard.

### Bedroom One

13' 3" x 12' 5" ( 4.04m x 3.78m )

Double glazed window, fitted carpet, fitted wardrobes and radiator.

### Bedroom Two

10' 9" x 10' 9" ( 3.28m x 3.28m )

Double glazed window, fitted carpet and radiator.

### Bedroom Three

10' 5" x 10' 6" ( 3.17m x 3.20m )

Double glazed window, radiator, fitted carpet and wash hand basin.

### Bedroom Four

9' 6" x 3' 9" ( 2.90m x 1.14m )

Double glazed window, fitted carpet, fitted cupboard housing a boiler.

## Shower Room

Shower room comprising wash hand basin, WC and wet room style shower, heated towel rail, extractor fan, spot lights, mirror cabinet and shaver point.

## Loft Space

Partially boarded loft with access via pull down ladder.

## External

Double garage with power and light. Greenhouse and garden shed in rear garden. Solar panels fitted on the roof under the rent-a-roof scheme.

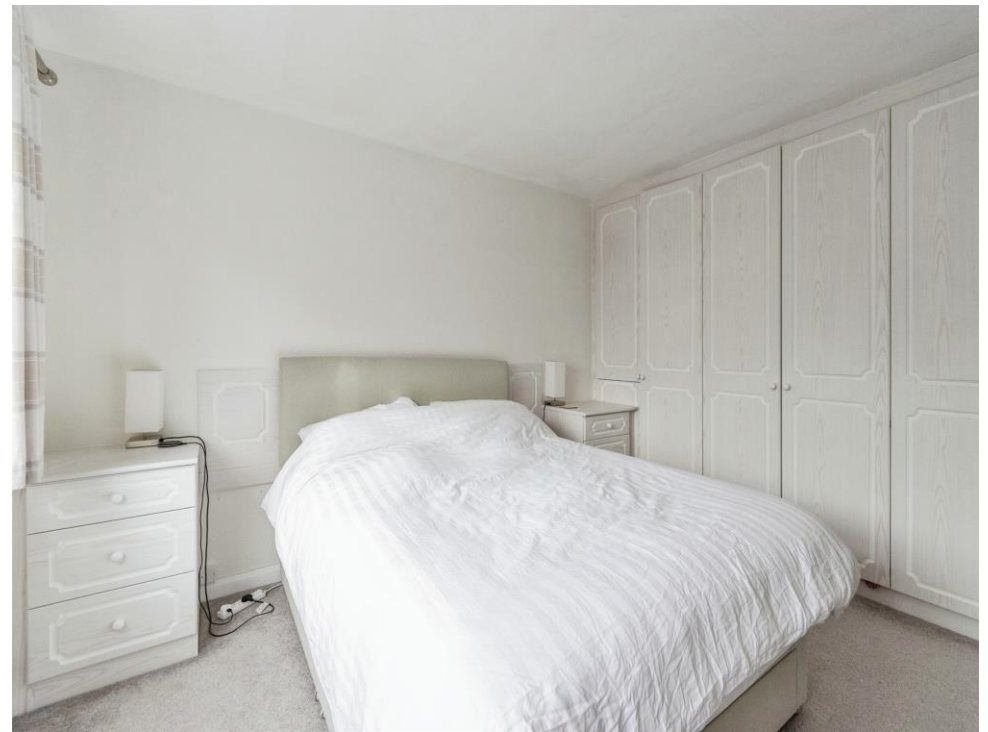
## Front Garden

Driveway and double garage, outside water tap, grassed area with shrubs.

## Rear Garden

Rear garden fully enclosed by fencing, mainly laid to lawn, with flower beds, shrubs and trees, and patio areas.









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**

**view this property online [connells.co.uk/Property/LCH307606](http://connells.co.uk/Property/LCH307606)**

Tenure: Freehold



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