



**Connells**

Croft Lane  
Letchworth Garden City



## Property Description

**\*\*DESIRABLE LOCATION\*\*** This beautiful detached house is situated on the outskirts of Letchworth and is surrounded by stunning countryside, the property itself is well presented throughout and offers spacious accommodation. Huge potential for further development (STPP)

## Key Features

- Spacious Detached Family Home
- Surrounded By Countryside (Quiet Location)
- Multiple Reception Rooms (Including Stunning Sun Lounge)
- Kitchen/Diner
- Utility Room
- Split Garage With Separate OFFICE
- Huge Potential To Further Extend
- Large Shingled Driveway

## 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 front and double glazed window, fitted carpet and understairs storage cupboard.

## Cloakroom

Double glazed window, wash hand basin and WC.

## Sitting Room

32' 2" x 16' 5" ( 9.80m x 5.00m )

Double glazed window, fitted carpet and radiator.

## Dining Room

15' 7" x 16' 7" ( 4.75m x 5.05m )

Dining room with fitted carpet, feature electric fireplace.

## Kitchen / Breakfast Room

22' 4" x 10' 6" ( 6.81m x 3.20m )

Fitted kitchen with range of wall and base units, sink/drainers and worksurfaces, integrated double oven and gas hob with cookerhood over, dishwasher and washing machine, space for fridge/freezer, tiled floor with underfloor heating and double glazed window.

## Utility Room

10' 9" x 9' 4" ( 3.28m x 2.84m )

Base units, sink/drainers and worktops, lino flooring, double glazed window and door to front.

## First Floor Landing

Airing cupboard, access to loft with potential to convert.

## Bedroom One

12' 3" x 10' 8" ( 3.73m x 3.25m )

Double glazed window, fitted carpet, TV point and radiator.

## En Suite

Fully tiled En Suite comprising wash hand basin, WC, shower cubicle and bidet, tiled floor with underfloor heating.

## Bedroom Two

12' 3" max x 8' max ( 3.73m max x 2.44m max )

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

## Bedroom Three

12' 11" max x 6' 10" max ( 3.94m max x 2.08m max )

Double glazed window, fitted carpet and built in wardrobes.

## Bathroom

Fully tiled bathroom comprising wash hand basin, WC and bath tub, heated towel rail.

## External

### Front Garden / Parking

Shingled drive with space for five to six cars.

### Rear Garden

Rear garden mainly laid to grassed lawn, patio area and bush borders.

## Garage

19' 8" x 10' 5" ( 5.99m x 3.17m )

Garage with up and over doors, power and light and boiler, fuse box and smart meter.

## External Study

15' x 9' ( 4.57m x 2.74m )

Double glazed window, door to side, laminate flooring, WiFi.









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

**T 01462 685 271**  
**E letchworth@connells.co.uk**

6 Station Parade  
 LETCHWORTH SG6 3AR

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LCH307873](http://connells.co.uk/Property/LCH307873)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LCH307873 - 0005