



Connells

Kristiansand Way
Letchworth Garden City



Property Description

*** SPACIOUS ACCOMMODATION ***
Offered to the market is this impressive detached home situated in a popular and quiet cul-de-sac location. The property would make a perfect purchase for any first time buyer, or someone downsizing. Throughout the property is spacious and benefits off road parking.

Key Features

- Long lease length.
- Private rear and side gardens.
- Spacious entrance hall.
- Two double bedrooms.
- Converted garage with an office space.
- Conservatory overlooking the garden.
- Off road parking.
- Popular location.

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).

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 Porch

Double glazed door to the front aspect. Double glazed window to the side aspect. Wooden flooring. Internal door leading to the entrance hall.

Entrance Hall

Door to the front aspect from the entrance porch. Under stairs storage cupboard. Wood flooring. Radiator. Internal doors leading to the living room, kitchen/dining room and bathroom. Staircase rising to the first floor landing.

Living Room

14' 9" x 12' 7" (4.50m x 3.84m)

Laminate flooring. Radiator. Double glazed patio doors leading onto the garden. Double glazed windows to the front aspect. Internal door leading to the conservatory. Electric fire place and TV point.

Kitchen / Dining Room

14' 3" x 9' 8" (4.34m x 2.95m)

Newly refurbished kitchen. Fitted kitchen with a range of wall and base units. Solid wood work surfaces. One and a half bowl sink and drainer. Tiled splash backs. Electric oven and gas hob. Cooker hood. Integrated dishwasher. Integrated fridge/freezer. Double glazed window to the front and side aspects.

Conservatory

Timber and brick built construction. Laminate flooring. Patio doors leading to the side garden.

Bathroom

Recently fitted bathroom. Panel bath with shower over and shower screen. Vanity wash hand basin. Low level WC. Tiled splash backs. Radiator and heated towel rail. Double glazed window to the side aspect.

First Floor

Landing

Staircase rising from the entrance hall. Double glazed window to the front aspect. Three storage cupboards. Internal doors leading to both bedrooms.

Bedroom One

15' 2" x 11' 10" (4.62m x 3.61m)

Double glazed window to the front aspect. Built in wardrobe. Radiator. Fitted carpet. Please note that there is restricted head height.

Bedroom Two

12' 7" max x 11' 10" (3.84m max x 3.61m)

Double glazed window to the front aspect. Fitted wardrobe. Radiator. Fitted carpet. Please note that there is restricted head height.

External

Front Garden

Pathway leading to the front door. Mature hedging and trees. Side access to second front garden. Driveway to the front of the detached garage.

Second Front Garden

Mainly laid to lawn. Decking area adjacent to the property. Side access from the front garden and further access to side garden.

Side Garden

Mainly laid to lawn. Patio area adjacent to the property. Enclosed by timber panel fencing. Access is provided through the conservatory via the living room.

Garage / Parking & Office

Single garage with up and over door. Power. Light. The garage has been converted into an office space and has door access from the garden. Driveway to the front.

Agents Notes

Length of lease: 990 years from 25 March 1988

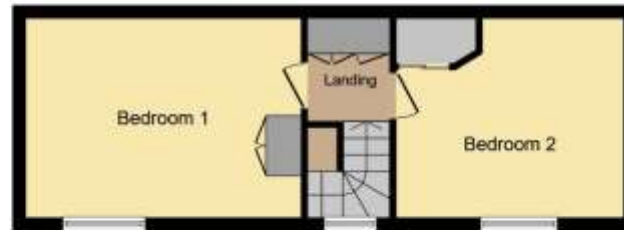








Ground Floor



First Floor

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: D

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH308421

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LCH308421 - 0004