



Connells

Glebe Road
Letchworth Garden City



Property Description

*** CLOSE TO LETCHWORTH TOWN CENTRE / TRAIN STATION *** Offered to the market is this impressive home positioned in a fantastic and historical Garden City road. Throughout the property offers spacious accommodation including large front/rear gardens, and an open plan kitchen/diner.

Key Features

- Prime location with close proximity to the town centre/train station and the Norton Common.
- Large driveway for multiple cars and garage.
- Family bathroom and additional shower room.
- Study room.
- Large and modern open plan kitchen/diner.
- Spacious accommodation throughout.
- Well presented throughout.
- Spacious lounge.

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

Double glazed door to front, tiled flooring, fitted coat cupboard and radiator.

Bathroom

Ground floor bathroom comprising vanity wash hand basin, WC and bath tub with electric shower over, fully tiled, radiator and double glazed window.

Lounge

16' 4" x 12' 3" (4.98m x 3.73m)

Double glazed window, fitted carpet, feature electric fireplace, TV point and radiator.

Study

7' 6" x 9' 10" (2.29m x 3.00m)

Double glazed window, laminate flooring, fitted cupboards and radiator.

Tv Room

10' 10" x 9' 1" (3.30m x 2.77m)

Laminate flooring, TV point, understairs cupboard, radiator, opens into the kitchen.

Kitchen / Diner

22' 10" x 12' 1" (6.96m x 3.68m)

Fitted kitchen with range of white finish wall and base units, one and half bowl sink/drainers and spacious worktops, space for double oven and hob, extractor fan over, space for fridge/freezer, integrated dishwasher, washing machine and microwave, boiler serviced yearly, laminate flooring, radiator, double glazed window and double glazed door to rear.

First Floor

Landing

Fitted carpet, double glazed window and loft access.

Bedroom One

20' 1" x 7' 8" (6.12m x 2.34m)

Double glazed window and double glazed velux window, fitted carpet, TV point, fitted wardrobes and base cabinet, radiator.

Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m)

Double glazed window, fitted carpet, TV point, ceiling fan, feature cast iron fireplace and radiator.

Bedroom Three

9' 10" x 9' 3" (3.00m x 2.82m)

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

Shower Room

Fully tiled shower room comprising vanity wash hand basin, WC and shower cubicle, underfloor heating, extractor fan, wall mounted mirror with electric controls.

External Front Garden/Drive

Large front garden plot with grassed lawn, shrubs and trees, long/ large drive with parking space for 3 to 4 cars.

Rear Garden

Rear garden with hard standing patio area, built in seating area, steps up to grassed lawn area with flower beds and multiple mature trees, external water tap, side door into garage, side gated access, garden shed with power and light.

Garage

21' 8" x 11' 2" (6.60m x 3.40m)

Garage with up and over doors plus side door into rear garden, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

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