



Connells

Jay Close
Letchworth Garden City



Property Description

*** RARE TO MARKET *** Offered to the market is this spacious family home situated in a quiet cul-de-sac road and is only one of a few house in this location. The property is spacious throughout benefiting an entrance porch, cloakroom, kitchen/diner, conservatory, off road parking and garage.

Key Features

- Off road parking and garage.
- Conservatory.
- Entrance porch.
- Private gardens.
- Rare to the market.
- Quiet cul-de-sac location.
- Spacious family home.
- Cloakroom.

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 Porch

Double glazed door, fitted carpet and built in cupboard housing meters.

Entrance Hall

Double glazed door, wooden flooring, understairs cupboard, built in cupboard with fuse box, radiator.

Cloakroom

Wash hand basin, WC, lino flooring and double glazed window.

Lounge

16' 2" x 11' 8" (4.93m x 3.56m)

French doors to rear garden, wooden flooring, TV point and radiator.

Kitchen / Diner

17' 5" x 9' 1" (5.31m x 2.77m)

Fitted kitchen with range of wall and base units, stainless steel sink/drainers and worktops, integrated oven and hob with cookerhood over, space for dishwasher, washing machine, tumble dryer and fridge/freezer, split lino flooring and fitted carpet, patio doors into conservatory and double glazed window.

Conservatory

9' 4" x 6' 4" (2.84m x 1.93m)

Double glazed windows and double glazed patio doors, lino flooring.

First Floor

Landing

Fitted carpet, built in cupboard, loft access and double glazed velux window.

Bedroom One

13' 1" x 9' 1" (3.99m x 2.77m)

Two double glazed velux windows, fitted carpet, two built in cupboards and radiator.

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window, fitted carpet and radiator.

Bedroom Three

5' 11" x 10' 11" (1.80m x 3.33m)

Double glazed window, fitted carpet and radiator.

Shower Room

Part tiled bathroom comprising vanity wash hand basin, WC and shower cubicle, lino flooring, heated towel rail and double glazed window.

External Driveway

Drive to front for off road parking.

Rear Garden

Fully block paved rear garden, shingled area, flower beds, shrubs and trees, side gate, fenced borders, garden shed, external power and water tap.

Garage

Garage with up and over doors and 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

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6 Station Parade
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EPC Rating: Awaited

Tenure: Freehold

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