

Connells

Newells,
Letchworth Garden City.

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Letchworth Garden City, SG6 2PJ.

For sale offers over
£300,000







Property Description

Letchworth Garden City
Founded in 1903 by Ebenezer Howard, Letchworth Garden City is the world's first Garden City, created to combine the best of town and country living. Today, it offers a unique blend of heritage, green spaces, excellent amenities and a strong community spirit, with its distinctive character preserved by the Letchworth Garden City Heritage Foundation.
Location & Connectivity
Ideally situated in North Hertfordshire, Letchworth benefits from excellent transport links, with trains to London King's Cross taking approximately 35 minutes. The A1(M) is easily accessible via Junctions 9 and 10, with Stevenage (9 miles), Welwyn Garden City (14 miles), Luton (14 miles), Cambridge (25 miles) and the M25 (20 miles) all within reach. Luton and Stansted airports are approximately 13 and 29 miles away.
Education
The town offers a wide choice of educational facilities, including eleven infant, junior and primary schools, a specialist primary school, two secondary schools-The Highfield School and Fearnhill School-and two independent schools, St Christopher School and St Francis' College.
Leisure & Recreation
Residents can enjoy the 13.6-mile Garden City Greenway for walking and cycling, Standalone Farm and the First Garden City Heritage Museum. Leisure facilities include indoor and outdoor swimming pools, North Herts Leisure Centre, Nuffield Health Club and Spirella Fitness. More than 20 local sports clubs offer activities including football, rugby, and running.

Key Features

Ground floor extension to the rear.
Cul-de-sac location.
Carpets replaced within the last 4 years.
Bathroom fitted in the last 3 years.
Boiler serviced every year since 2007 when it was installed.
Kitchen replaced in the last 10 years.
Walking distance to local shops/schools.
Ample on street parking bays.

Internal

Ground Floor:

Entrance Porch/Hall
Entrance door with canopy, double glazed window, laminate flooring laid throughout, 2 built-in cupboards for additional storage, and radiator fitted.

Cloakroom
Fitted suite with WC, wash-hand-basin, and double glazed window.

Lounge
Double glazed window, laminate flooring laid throughout, and radiator fitted.

Dining Room
Double glazed patio doors leading to the rear garden, double glazed side door, and wooden flooring laid throughout.

Kitchen
Fitted suite comprising of a selection of white wall and base units with worktop surround, integrated cooker with gas hob, space for a fridge freezer, washing machine, and dishwasher, sink-drainer, tiled walls and flooring laid throughout, and double glazed window.

First Floor:

Landing
Carpet laid throughout, airing cupboard containing boiler, and hatch leading to boarded loft with ladder and lighting.

Master Bedroom
Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Two
Double glazed window, carpet laid throughout, radiator fitted, benefiting from two built-in wardrobes.

Bedroom Three
Double glazed window, carpet laid throughout, built-in wardrobe, and radiator fitted.

Bathroom
Fitted suite comprising of a bath-tub with shower-over, WC, wash-hand-basin with cabinet, heated towel rail, tiled walls and flooring laid throughout, and double glazed window.

External

Front Garden
Laid to lawn with pathway leading to front door, and picket fence surround.

Rear Garden
Patio area laid to lawn, with fence borders, side and rear gate, flowerbeds, water tap, and shed.

Parking
Communal parking bays to the front of the property.

Agent Notes:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







Ground Floor **First Floor**

Total floor area 101.8 m² (1,096 sq.ft.) approx

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.propertybox.io





To view this property please contact Connells on

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6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: Awaited

Council Tax Band: B

view this property online connells.co.uk/Property/LCH309910

Tenure: Freehold

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.