

Connells

Swift Close
Letchworth Garden City

Swift Close,
Letchworth Garden City, SG6 4LH.

For sale
£365,000







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.

"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."

Key Features:

CHAIN FREE.
Driveway and garage.
Cul-de-sac location.
Separate dining room.
Walking distance to local shops and school.
Conservatory overlooking the rear garden.
Well presented throughout.
Spacious accommodation.

Internal

Ground Floor:

Entrance Hall
Entrance door, carpet laid throughout, and radiator fitted.

Lounge
Double glazed window, carpet laid throughout, door leading to dining room, and radiator fitted.

Dining Room
Double glazed window, carpet laid throughout, and radiator fitted.

Kitchen
Fitted suite comprising of a selection of white wall and base units with black worktop surround, integrated oven with extracted fan, integrated dishwasher, space for a fridge freezer and washing machine, black tiled flooring and grey tiled walls laid throughout, double glazed door and window, and glazed window.

Conservatory
Double glazed door and windows with tiled flooring laid throughout.

First Floor:

Landing
Double glazed window, carpet laid throughout, and access to loft via hatch.

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

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

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

Bathroom
Fitted suite comprising of a bath-tub with shower over, WC, wash-hand-basin, cream tiled flooring and white tiled walls laid throughout, double glazed window and radiator fitted.

External

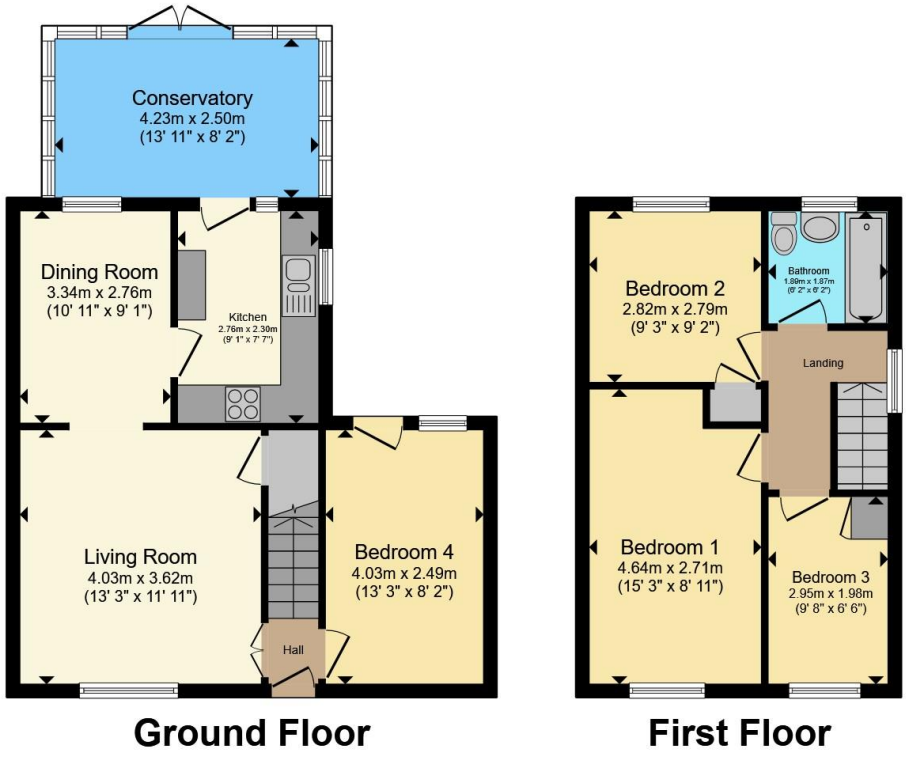
Front Garden
Laid to lawn with bushes, fence surround and driveway.

Rear Garden
Laid to astro-lawn with steps to patio area and shed, outside tap, and fence surround and door leading to garage.

Garage
Tiled flooring laid throughout, double glazed window, spot lights, radiator fitted, and access to rear garden via door.







Ground Floor **First Floor**





Total floor area 91.5 m² (985 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

Connells

To view this property please contact Connells on

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6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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.