



Connells

Avocet,
Letchworth Garden City.



Property Description

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...

Key Features:

CHAIN FREE.

Kitchen/breakfast room.

Separate lounge.

Cloakroom.

Store room (could be used as an office.)

Conservatory.

Driveway.

Cul-de-sac location.

Internal

Ground Floor:

Entrance Porch

Double glazed entrance door, meter, and tiled flooring laid throughout.

Entrance Hall

Glazed door, laminate flooring laid throughout, two cupboards for additional storage, gas meter and fuse box, radiator fitted, and double glazed door to rear.

Cloakroom

WC, wash-hand-basin, and laminate flooring laid throughout.

Study/Store Room

Power and lighting.

Lounge

Carpet laid throughout, TV-point, radiator fitted, and double glazed patio doors.

Kitchen/Breakfast Room

Fitted suite comprising of wooden wall and base units with worktop surround, integrated dishwasher, space for an oven and washing machine, 1.5 sink-drainer, tile effect lino flooring and part-tiled walls laid throughout, radiator fitted, and double glazed window.

Conservatory

Half brick and half UPVC with tiled roof, double glazed doors and windows, lighting, and laminate flooring laid throughout.

First Floor:

Landing

Carpet laid throughout, and access to partially boarded loft with lighting.

Bedroom One

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

Bedroom Two

Double glazed window, laminate flooring laid throughout, fitted wardrobes, cupboards and bedside cabinets, and radiator fitted.

Bedroom Three

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

Bathroom

Fitted suite comprising of shower cubicle, WC, wash-hand-basin with under cupboard, built-in cupboard containing boiler, tile effect lino flooring, and double glazed window.

External

Front Garden

Astro turf lawn and block paved driveway allowing parking for two-three vehicles.

Rear Garden

Patio area with steps upto astro turf lawn, water tap, flowerbeds, and fenced borders with rear access gate.

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."





Total floor area 102.2 m² (1,100 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

T 01462 685 271
E letchworth@connells.co.uk

6 Station Parade
 LETCHWORTH SG6 3AR

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/LCH309868

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LCH309868 - 0003

