

Connells

Caslon Way,
Letchworth Garden City.

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Letchworth Garden City, SG6 4QJ.

For sale offers in excess of
£375,000







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...

"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
Newly decorated.
New heating system.
Newly fitted kitchen/diner.
Newly fitted carpets.
Downstairs office.
CHAIN FREE.
Spacious rear garden.
En-suite and bathroom.

Internal

Ground Floor:

Lounge
11' 7" x 10' 11" (3.53m x 3.33m)
Double glazed window, laminate flooring, gas fire with brick surround, and radiator.

Kitchen/Diner
17' 11" x 14' 8" (5.46m x 4.47m)
Newly fitted kitchen suite comprising of a range of wall and base units with worktop surround, integrated oven with gas hob, space for washing machine, fridge freezer and dishwasher, laminate flooring, understairs cupboard, meter cupboard, glazed entrance door, double glazed port hole window, double glazed window, radiator, and door leading to rear garden,

Utility Room/Study
7' 6" x 6' 1" (2.29m x 1.85m)
Double glazed window, laminate flooring, and radiator.

First Floor:

Landing
Two double glazed windows, fitted carpet and radiator.

Bedroom One
10' 11" x 10' 3" (3.33m x 3.12m)
Two double glazed windows, fitted carpet, built-in wardrobe, and radiator.

Bedroom Two
15' 3" in to recess x 8' 3" max (4.65m in to recess x 2.51m max)
Double glazed window, fitted carpet, radiator, and built-in wardrobes.

En Suite
Fitted suite comprising of shower cubicle, WC, wash-hand-basin, wall cabinet, base cabinet, heated towel rail, tiled flooring and walls.

Bathroom
Fitted suite comprising of bathtub with shower over, WC, wash-hand-basin, base cabinet, double glazed window, radiator, and tiled flooring and walls.

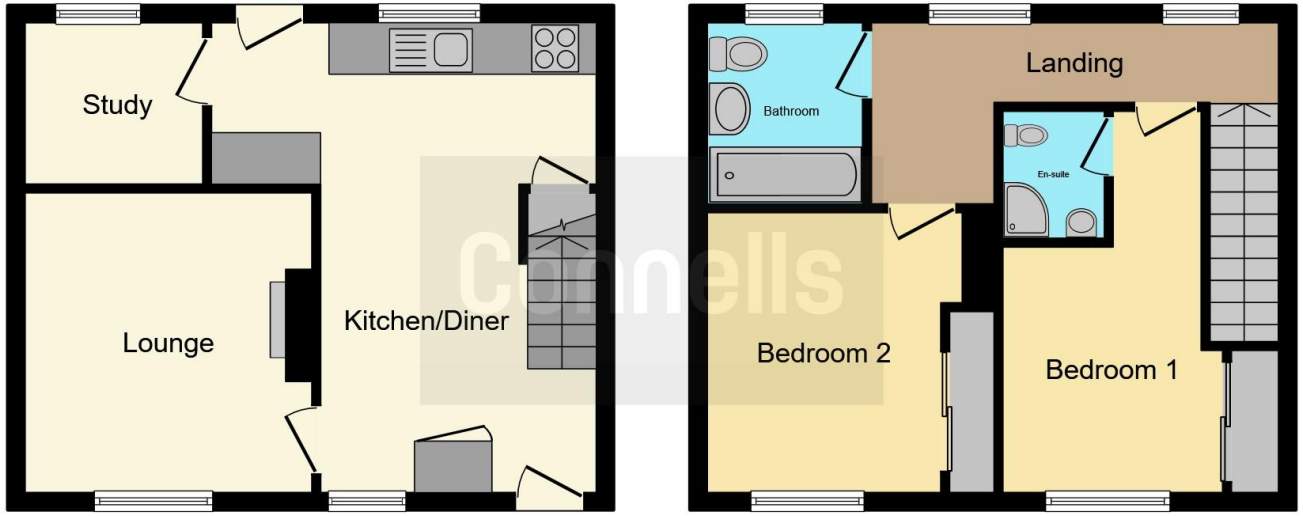
External

Front Garden
Grassed lawn with bush boarders, and hard standing pathway with potential to put in a driveway to front aspect.

Rear Garden







Ground Floor **First Floor**





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
LETCHWORTH SG6 3AR

EPC Rating: E

Council Tax Band: C

view this property online connells.co.uk/Property/LCH309017

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.

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