



Lindsell Avenue, Letchworth Garden City, Hertfordshire. SG6 4DQ





3 Bedroom End of Terrace House £425,000 Leasehold

OFFERED CHAIN FREE, This bright and well presented THREE bedroom END TERRACE property makes for the ideal family home with garage and enclosed rear garden. Located just a short distance from Letchworth town centre and mainline train station as well as local schools in a quiet and popular residential area.

- Garage with parking
- Downstairs cloakroom
- En-suite to master
- Ample built-in storage
- Close to town and mainline station
- Well presented
- End of terrace
- Chain free
- Leasehold 150 years from Dec 2007
- EPC rating C. Council tax band C



Entrance Hall:

Integrated door mat. Laminate flooring. Two storage cupboards. Radiator. Cloakroom.

Cloakroom:

Low level WC and sink. Extractor. Lino flooring.

Living Room:

Abt. 15' 10" x 10' 7" (4.83m x 3.22m) Bay window to side aspect. Window to front aspect. French doors to rear garden. Storage cupboard. Carpet. Radiator.

Kitchen/Diner:

Abt. 15' 10" x 9' 2" (4.83m x 2.79m) Integrated appliances (dishwasher, oven, fridge/freezer). Gas hob. Extractor fan. Window to rear aspect. Window to front aspect. Radiator. Worktops with cupboards and wall mounted units.

Bedroom One:

Abt. 10' 4" x 9' 2" (3.15m x 2.79m) Two integrated

wardrobes. Window to front aspect. Carpet. Radiator. En-suite.

En-Suite:

Walk in shower. Tiled floor. Low level WC and sink built in to vanity unit. Tiled splashback. Window to rear aspect. Heated towel rail.

Bedroom Two:

Abt. 9' 1" x 8' 9" (2.77m x 2.67m) Dual aspect windows to front and side. Carpet. Radiator.

Bedroom Three:

Abt. 10' 10" x 6' 4" (3.30m x 1.93m) Dual aspect windows to rear and side. Carpet. Radiator.

Bathroom:

Low level WC and sink built in to vanity unit. Window to front aspect. Tiled floor. Partly tiled walls. P shape bath with wall mounted shower. Shaving sockets. Heated towel rail.

About the Area:

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee

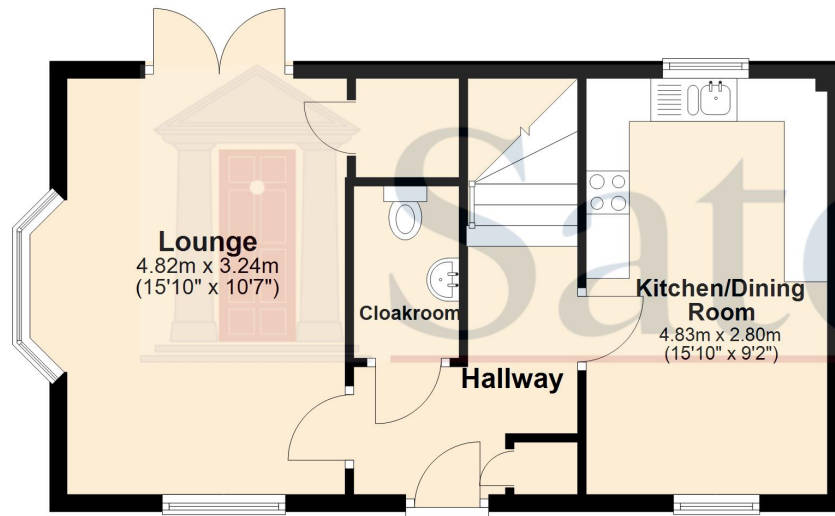
houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.



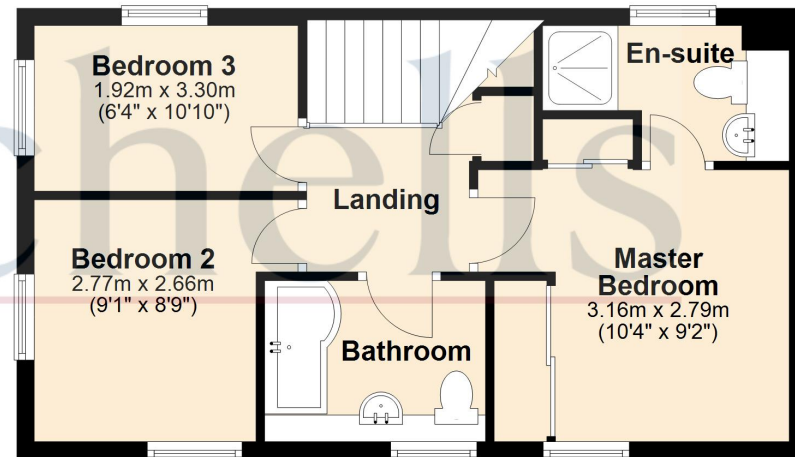


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.