



# 5, Croft Lane

Letchworth Garden City,  
Hertfordshire, SG6 1AS

**£450,000**

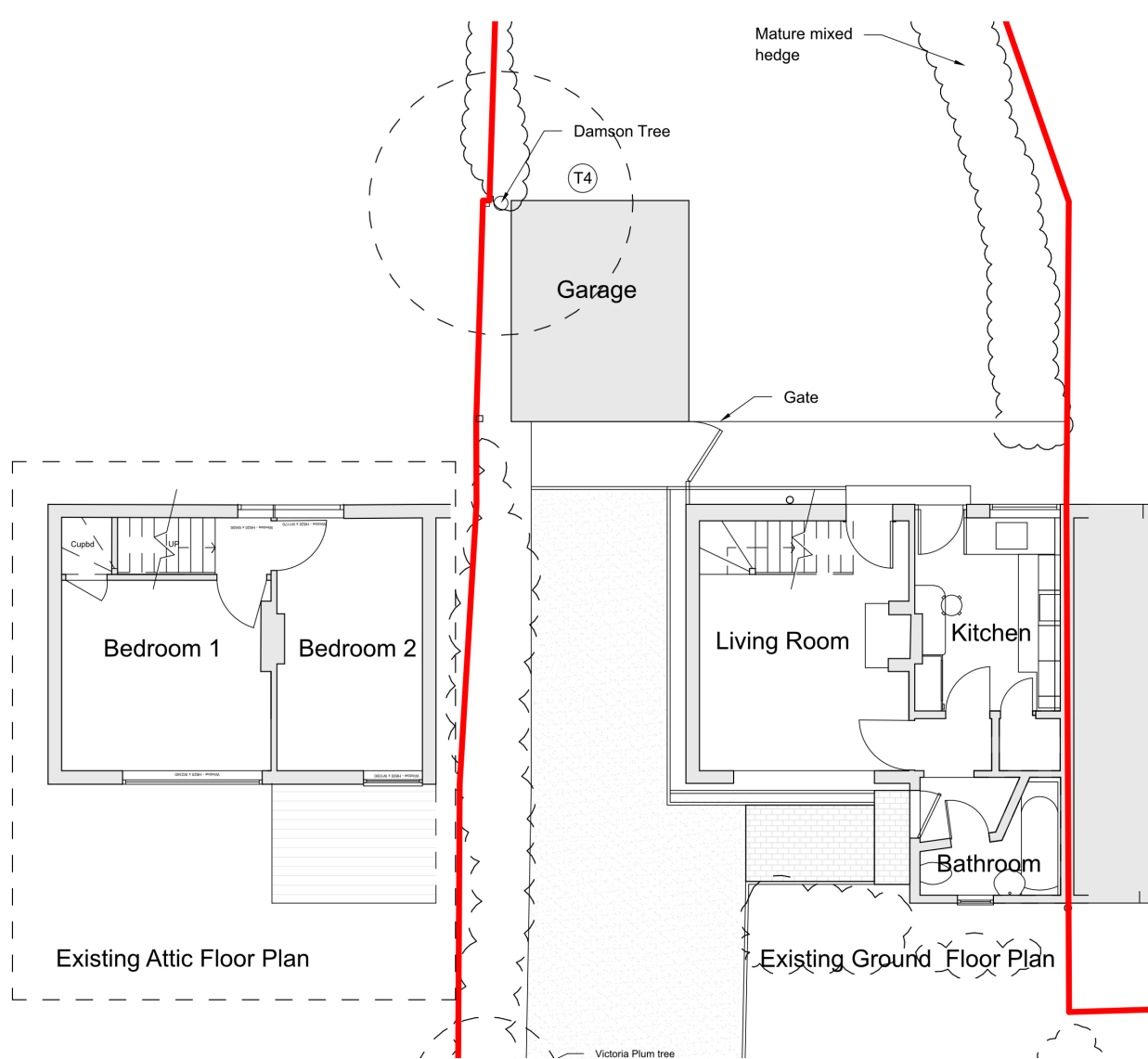
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Grade II Listed 2 bedroom cottage designed by Arts & Crafts Architect Geoffrey Lucas and completed in 1905 as one of a pair of rural workers cottages in the early phase of the Letchworth Garden City development. Croft Lane predates the Garden City development being part of the village of Norton. The property is within easy walking distance of open countryside as well as Letchworth Train Station. The property has North Herts Planning & Listed Building consent (subject to conditions) to extend. The Vendor is currently awaiting final approval from the Letchworth Garden City Heritage Foundation.

- Freehold
- Grade II Listed Character Cottage.
- Set on the very edge of Letchworth down a quiet country lane.
- Within walking distance of open countryside.
- Letchworth Train station is also within easy walking distance.
- Council Tax Band - D
- Planning Consent and Listed Building Consent (subject to conditions) for a two storey side and a single storey rear extension.







All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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