



73 Leys Avenue, Letchworth Garden City, Hertfordshire, SG6 3EF

Guide Price £1,175,000

Once in a while a totally unique, individual and eclectic property appears on the market, and this wonderful 1908 Garden City home is just that...

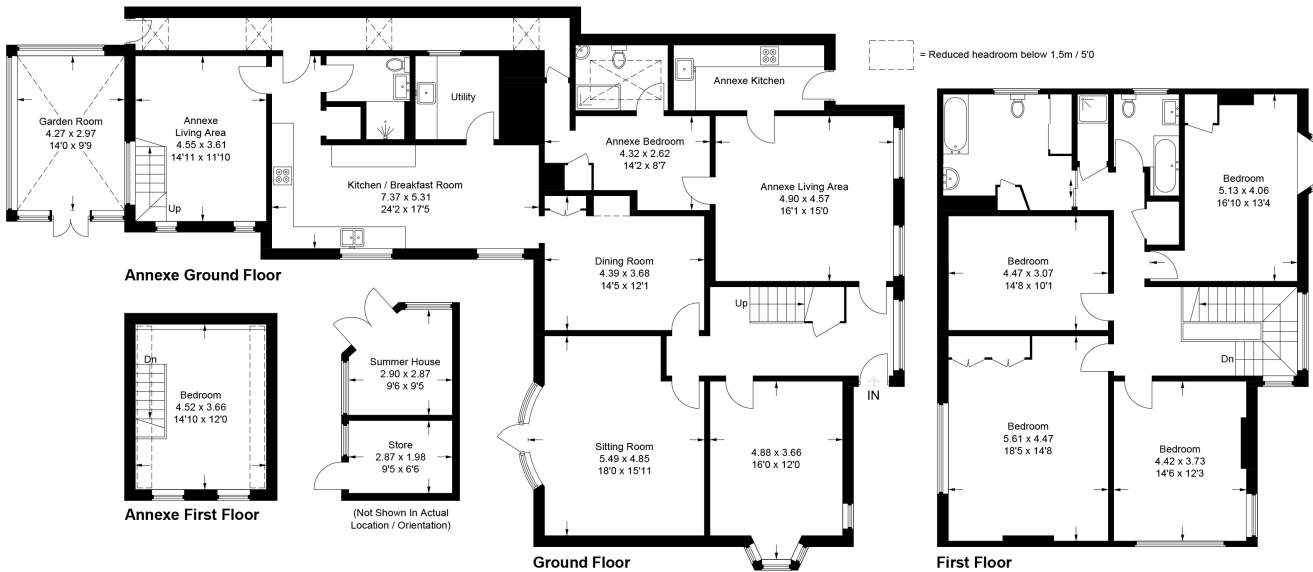
"The World's End" is situated at the foot of Leys Avenue, close to the gorgeous Howard gardens yet two minutes walk to the station and multiple amenities.. It's flexible accommodation is more than 3,700 Sq. Ft and the large private West facing plot enjoys landscaped gardens and gated off road parking for several vehicles.

Currently the property is set up to include a self contained one bedroom annex with large



- 1908 DETACHED AND EXTENDED FAMILY HOME
- TWO MINUTES WALK TO STATION AND AMENITIES
- FLEXIBLE ACCOMMODATION SET OVER 3700 sq ft.
- FIVE RECEPTIONS PLUS DELIGHTFUL GARDEN ROOM
- FIVE/SIX BEDROOMS | THREE BATHROOMS | SHOWER & CLOAKROOM
- LARGE WEST FACING PLOT
- GATED OFF ROAD PARKING FOR SEVERAL VEHICLES
- LARGE KITCHEN / BREAKFAST ROOM | SEPARATE UTILITY ROOM
- LOCATED IN THE HEART OF TOWN - SIMPLY MUST BE SEEN
- LARGE SELF CONTAINED ANNEXE WITH KITCHEN

Approximate Gross Internal Area (Including Annexe)
 Ground Floor = 190.9 sq m / 2,055 sq ft
 First Floor = 128.5 sq m / 1,383 sq ft
 Summer House / Store & Garden Room = 26.1 sq m / 281 sq ft
 Total = 345.5 sq m / 3,719 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Lane & Bennetts

