



40, Lytton Avenue

Letchworth Garden City,
Hertfordshire, SG6 3HT

£350,000

country
properties

An Early Garden City 3 bedroom terrace home, part of the Original Urban Cottage Exhibition of 1907. The property was designed by the renowned architect C M Crickmer. On the ground floor are 2 separate reception rooms, a ground floor bathroom and a kitchen with integrated oven and hob. Upstairs are 3 good sized bedrooms. The rear garden is east facing and approx. 66ft in length. Lytton Avenue has a Residents Only parking scheme and is within easy walking distance of the town centre & railway station.

Ground Floor

Entrance Hall

Stairs to the first floor.

Lounge

9' 3" max x 11' 0" max (2.82m x 3.35m)
Secondary double glazed window to the front aspect. Radiator. Tv point.

Dining Room

12' 0" max x 16' 3" (3.66m x 4.95m)
Secondary double glazed window to the rear aspect. Radiator.

Rear Lobby

Door leading to the kitchen and to the ground floor bathroom.

Ground Floor Bathroom

Comprising a low level wc, wash basin and panelled bath with shower over. Radiator. Ceramic tiled walls.

Kitchen

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Plumbing for a washing machine. Space for a fridge/freezer. Wall mounted gas boiler. Double glazed window to the rear. Door leading to the rear garden.

First Floor

Bedroom One

9' 3" x 16' 5" max (2.82m x 5.00m)
Secondary double glazed window to the front aspect. Radiator.

Bedroom Two

11' 11" x 8' 1" (3.63m x 2.46m)
Secondary double glazed window to the rear aspect. Radiator. Airing cupboard.

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m)
Secondary double glazed window to the rear aspect. Radiator. Access to the loft space.



Outside

Front Garden

Small front garden with wooden picket fence and gate. Laid to lawn with shrubs.

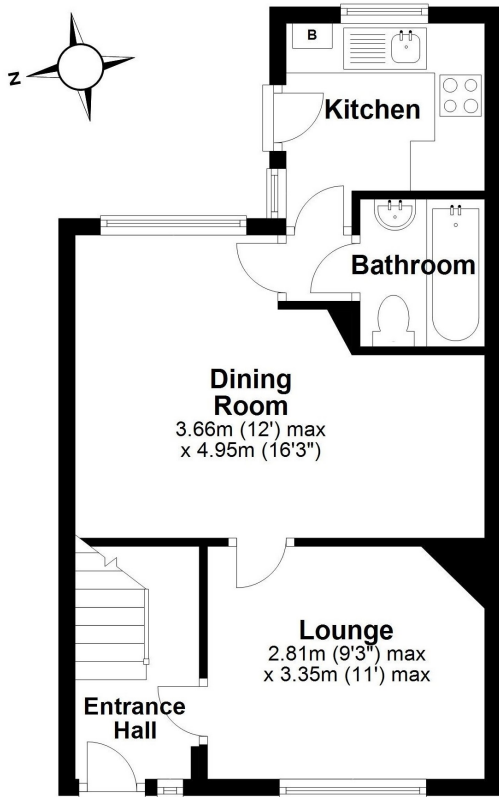
Rear Garden

Approx. 66ft in length and East facing. The garden is mainly laid to lawn with various trees and shrubs. The owner of this house has a right of way across the neighbours garden for access.

Agents Note

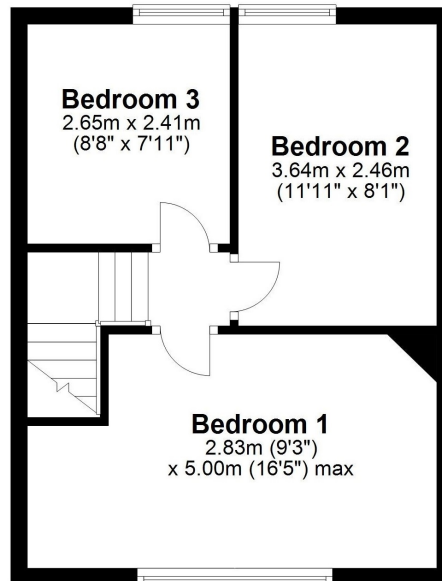
This street is Residents Permit parking only. We recommend that if you view this property that you either park in the Town Centre or Gernon Road and walk to the house from there.





Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)

Total area: approx. 71.1 sq. metres (765.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			88
		EU Directive 2002/91/EC	

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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