



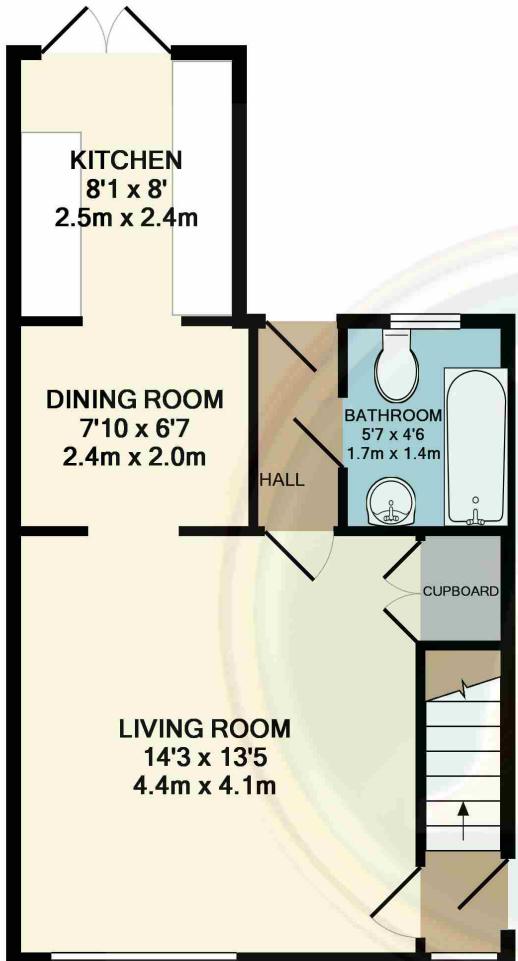
Lyton Avenue, Letchworth Garden City, Hertfordshire, SG6 3HT

Lane & Bennetts are pleased to present this CHAIN FREE charming three bedroom early Garden City, grade II listed cottage, literally steps away from the town centre and station. Designed by the influential architect CM Crickmer for the Garden City 1907 Exhibition in the vernacular whitened roughcast style, it offers three first floor bedrooms, a recently refurbished ground floor bathroom, large sitting room, separate dining room and a fitted kitchen with appliances.



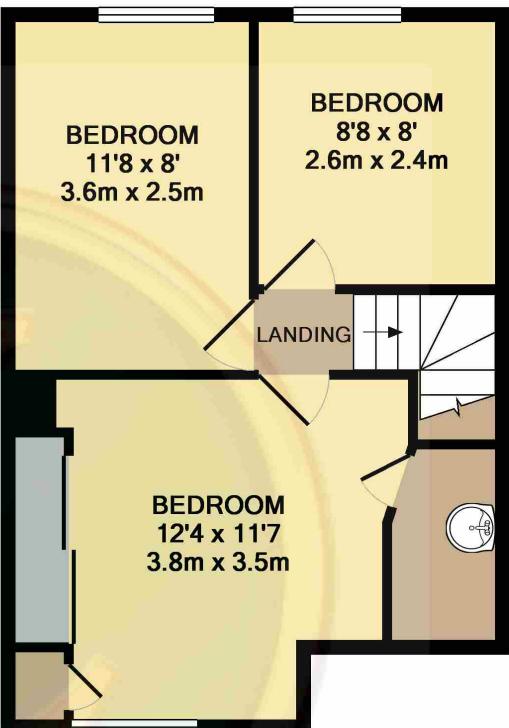
£495,000

**Lane & Bennetts**



GROUND FLOOR  
APPROX. FLOOR  
AREA 409 SQ.FT.  
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)

- EARLY GARDEN CITY EXHIBITION COTTAGE
- EXTENDED BEYOND THE ORIGINAL DESIGN
- CHAIN FREE
- MINUTES WALK TO TOWN & STATION
- SITTING ROOM & SEPARATE DINING ROOM
- RARELY AVAILABLE OFF ROAD PARKING FOR TWO CARS
- TRULY SOUGHT AFTER LYTTON AVENUE LOCATION
- FITTED KITCHEN & APPLIANCES
- DESIGNED BY PIONEERING ARCHITECT C M CRICKMER
- EPC BAND D | COUNCIL TAX C | FREEHOLD

