



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 living room and fitted kitchen. AND a two storey former coach house, which could be utilised as further annexed living space, or offices/ studios / gyms and the like...

The main property has a grand entrance and inner halls, with three impressive reception rooms, a 7m+ kitchen & breakfast room and further separate utility, as well as a recently constructed garden room, whilst the first floor boasts four large double bedrooms and two bathrooms.

- 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
- LARGE KITCHEN / BREAKFAST ROOM | SEPARATE UTILITY ROOM
- LOCATED IN THE HEART OF TOWN - SIMPLY MUST BE SEEN
- LARGE SELF CONTAINED ANNEXE WITH KITCHEN
- Tenure: FREEHOLD | EPC: E | Council Tax Band: F

and interestingly not a listed or "special interest" building, so further re-modelling subject to planning could be considered.

The well screened garden is a delight, abundant with planting, borders, specimen trees and shrubbery. There is a large patio perfect for summer dining, a superb garden room and summerhouse plus storage shed.

We highly recommend internal viewing of this charming, idiosyncratic and individual home. It's perfect for multi-generational families, those looking to work from home, perhaps those with children at Schools such as St. Christopher and St. Francis schools as well as Highfield and Hillshott , all within walking distance. Call today to arrange your visit to you potential new home!

LETCHEWORTH GARDEN CITY

Letchworth Garden City was conceived in the early 1900's by Ebenezer Howard as the world's first Garden City. It was designed to combine energetic town life with the beauty of the countryside. The town offers a variety of High Street stores, independent shops, restaurants and public houses together with a wide range of attractions including museums, art galleries, a four screen cinema & theatre, swimming pool, golf, tennis and leisure facilities, parks and gardens, and green open spaces literally on your doorstep, yet only 29 minutes from Kings Cross/St Pancras and just 20 minutes to Cambridge, whilst the A1(M) is a few minutes drive, and London Luton Airport 25 minutes away. The town is blessed with many highly regarded and sought after schools, including St. Nicholas C of E primary school within walking distance, and the private schools of St. Christophers and St.Francis school for girls are five minutes drive.