



22 CAMPERS AVENUE,
LETCWORTH, SG6 3SR

Lane &
BENNETTS



22 Campers Avenue
Letchworth Garden City
Hertfordshire
SG6 3SR

Lane & Bennetts are delighted to bring to market this spacious three bedroom, mid-terraced family home with a south facing, landscaped garden and off-road parking. This home has two reception rooms and the addition of a conservatory to enjoy the beautiful garden. The current owners have undertaken a complete transformation of the property during their years, to include the addition of an en suite shower room, landscaping the front and rear gardens, as well as making bedroom three a versatile hybrid space of large study and single bedroom. Just 15 minutes' walk to town and station, this property offers everything a family is looking for.

The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

**Lane &
BENNETTS**

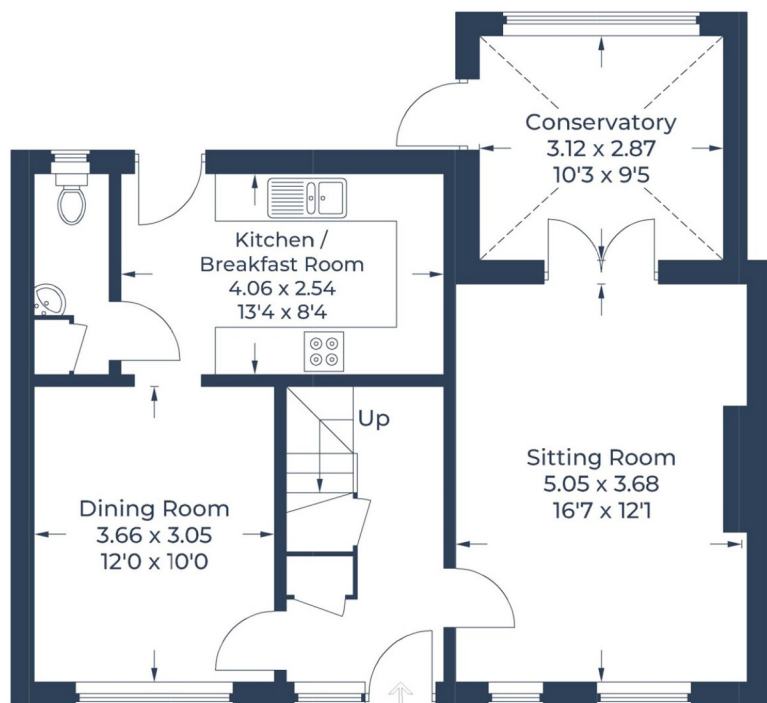
A SPACIOUS THREE BEDROOM FAMILY HOME WITH SOUTH FACING GARDEN
LESS THAN 15 MINUTES WALK TO TOWN



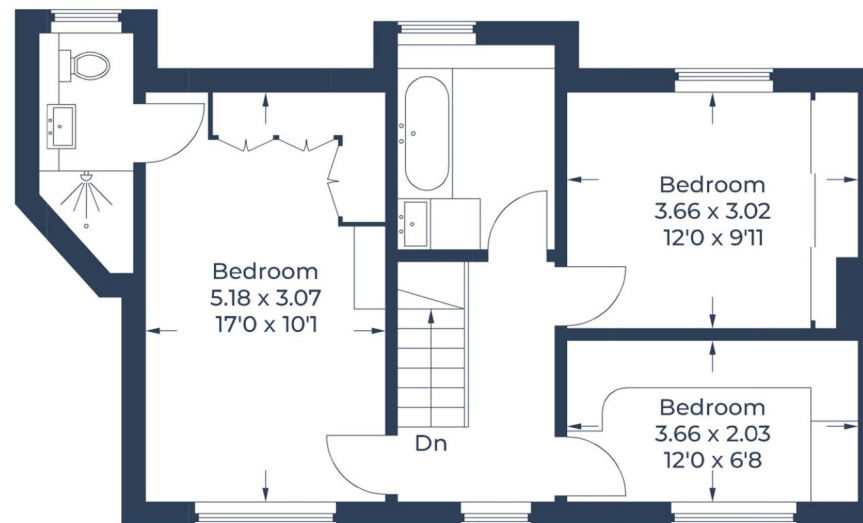
KEY FEATURES

- FITTED KITCHEN WITH APPLIANCES
- TWO SEPARATE RECEPTION ROOMS
- LARGE LOUNGE & DOWNSTAIRS WC
- CONSERVATORY / SUNROOM
- EN SUITE TO MASTER BEDROOM
- BEDROOM THREE / LARGE STUDY
- MATURE GARDEN DECKED & LANDSCAPED
- Leasehold: 893 years | Band: C | EPC: D

Approximate Gross Internal Area
 Ground Floor = 63.8 sq m / 687 sq ft
 First Floor = 51.8 sq m / 557 sq ft
 Total = 115.6 sq m / 1,244 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for Lane & Bennetts



rightmove
 find your happy



See all our properties at
onTheMarket.com

IMPORTANT NOTICE:
 THE CONSUMER PROTECTION
 REGULATIONS 2008 & THE BUSINESS
 PROTECTION FROM MISLEADING
 MARKETING REGULATIONS 2008.
 Please note that we have not tested
 any apparatus, equipment, fixtures,
 fittings or services, and so cannot verify
 they are in working order or fit for their
 purpose. The agent has not had sight
 of the Title documents. References to
 the tenure are based on information
 supplied by the seller. A buyer is advised
 to obtain verification from their solicitor
 or surveyor. Furthermore solicitors
 should confirm that items described in
 the sales particulars are included in the
 sale since circumstances can change
 during marketing or negotiations. A final
 inspection prior to exchange of contracts
 is also recommended. Although we try
 to ensure accuracy, measurements used
 in this brochure are approximate, and
 prospective purchases should check
 the accuracy of the measurements
 themselves.