



# 21, Lytton Avenue

Letchworth Garden City,  
Hertfordshire, SG6 3HT  
**£325,000**

country  
properties



A Grade II Listed Early Garden City character cottage circa.1907 designed by C M Crickmer. Located in a sought after location within easy walking distance of the town centre and train station with links to London's King's Cross and Cambridge.

On the ground floor there is a Lounge/Dining Area, kitchen with integrated oven and hob and a bathroom. Upstairs are three bedrooms and a Wc. At the rear of the house is a mature private garden. This part of Lytton is Resident Permit Parking only. 21 Lytton Avenue does not have off street parking.

Lytton Avenue is a tree lined road with a mixture of different properties located in Letchworth Garden City, Hertfordshire. Letchworth Garden City is a planned town and one of the first garden cities in the world. It was founded in the early 20th century. Ebenezer Howard, the town's founder, envisioned a community that combined the benefits of both city and country living.

- Leasehold-Brand new 125 year lease with no ground rent or service charge.
- Offered with vacant possession and no upper chain.
- The property is in need of modernisation and updating.
- This part of Lytton Avenue is Resident Permit Parking Only.
- For viewings we recommend parking in either Gernon Road or the Town Centre.
- Subject to the Garden City Scheme of Management.

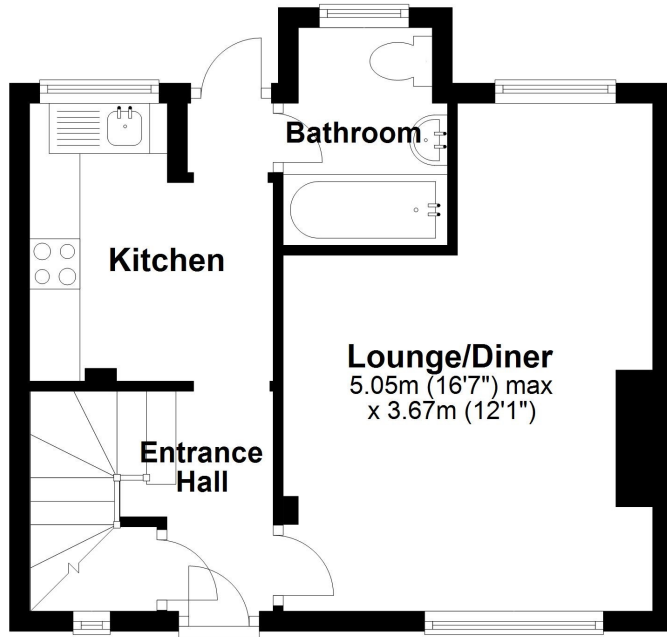




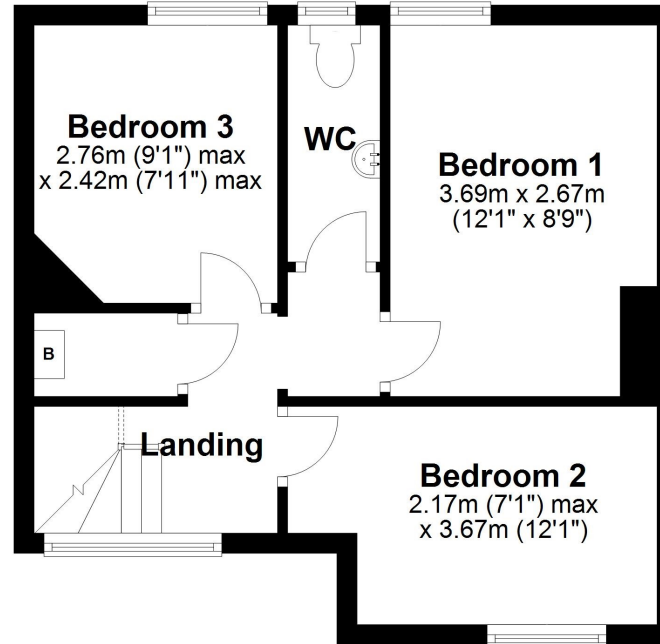




**Ground Floor**  
Approx. 32.3 sq. metres (347.5 sq. feet)



**First Floor**  
Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 66.3 sq. metres (714.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			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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