



Howard Drive, Letchworth Garden City, Hertfordshire. SG6 2DF







## 2 Bedroom Maisonette £270,000 Leasehold

A rarely available two bedroom maisonette in the popular Lordship Estate in Letchworth Garden City. Complete with balcony, parking, front garden and garage!

- Two double bedrooms
- Balcony
- Lordship estate
- Large living space
- Modern kitchen
- Garage
- Driveway
- Separate dining room
- Leasehold - 990 years from 1910
- EPC rating E. Council tax band B



**Entrance Hall:**

Lino flooring. Electric heater. Stairs to first floor accommodation. Large window to side aspect.

**Hallway:**

Avbt. 9' 2" x 5' 7" (2.79m x 1.70m) Lino flooring. Leading to all rooms.

**Living Room:**

Abt. 16' 9" x 12' 5" (5.11m x 3.78m) Carpet. Door leading to balcony. Large window to rear aspect. Electric fireplace.

**Kitchen:**

Abt. 10' 8" x 7' 1" (3.25m x 2.16m) Integrated electric oven and hob. Sink. Window to rear aspect. Tiled floor. Ample worktop space with under and over cupboards.

**Dining Room:**

Abt. 9' 9" x 8' 5" (2.97m x 2.57m) Carpet. Cupboard housing heating system. Built in storage with sliding mirrored doors.

**Bathroom:**

Lino flooring. Sink. Low level WC. Shower. Part tiled walls.

**Bedroom One:**

Abt. 16' 6" x 8' 3" (5.03m x 2.51m) Carpet. Window to front aspect.

**Bedroom Two:**

Abt. 13' 7" x 8' 2" (4.14m x 2.49m) Carpet. Window to front aspect. Large cupboard space.

**Exterior:**

Attached garage. Off road parking. Front garden.

**About The Area:**

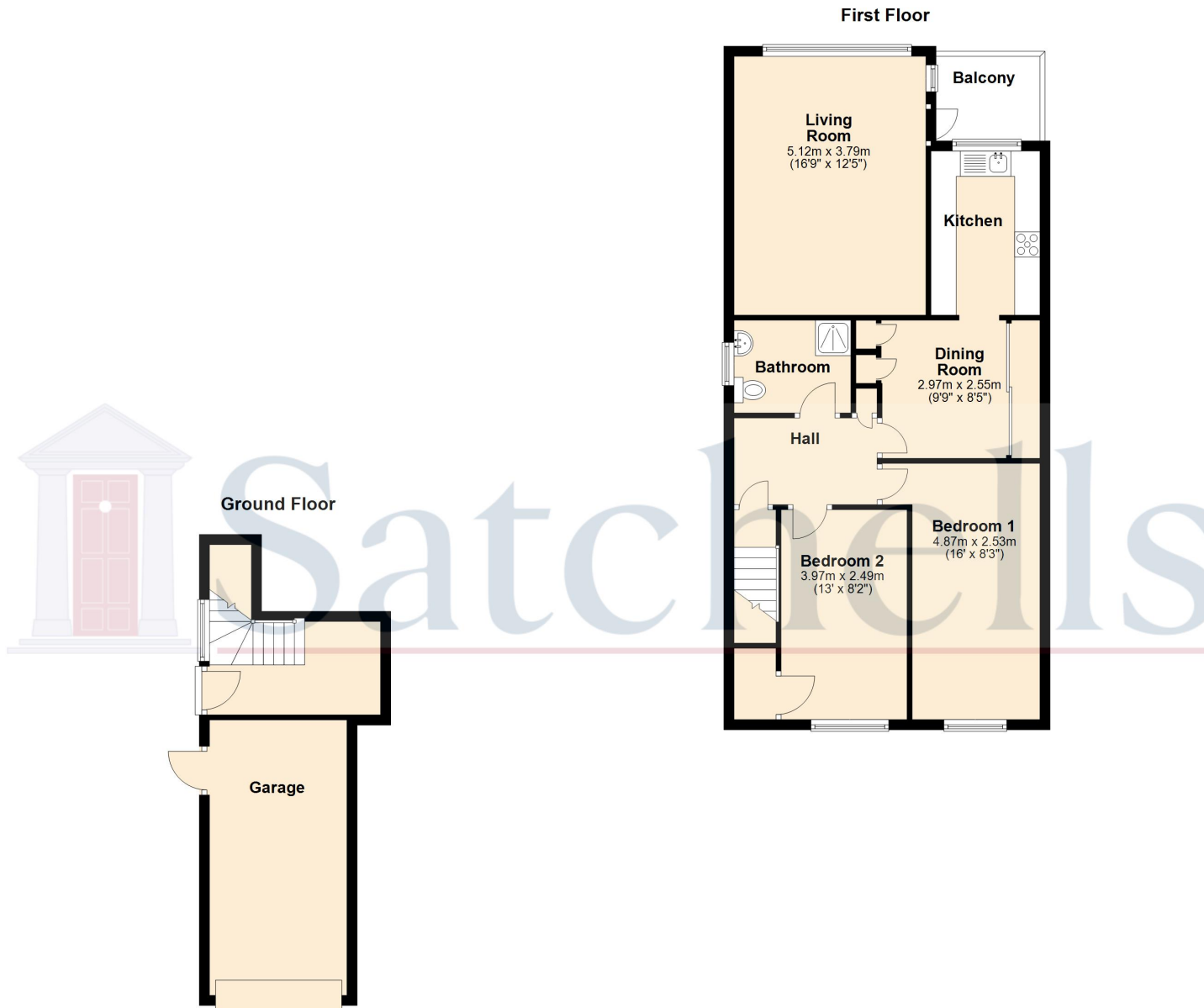
Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.







These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.