



19 Lytton Avenue, Letchworth Garden City, Hertfordshire, SG6 3HT

£495,000

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.

Very unusually for this location, at the truly sought after address of Lytton Avenue, the property boasts two off road parking spaces and is perfectly located for a host of facilities and amenities, and with highly regarded schools also within walking distance. The rear garden is of good size and well presented. There is also space and planning permission for a conservatory to side.

- 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

IMPORTANT NOTES

All viewings strictly by appointment via Lane & Bennetts, through who all offers and negotiations are to be conducted.

Our independent whole of mortgage advisors BHM Mortgages, who are authorised and regulated by the FCA (financial conduct authority) Reg. No. 300629 will contact all clients that make an offer to verify their financial position on behalf of our vendor clients.

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4. Potential buyers are advised to recheck the measurements before committing to any expense. 5. Lane & Bennetts has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer’s interests to check the working condition of any appliances. 6. Lane & Bennetts has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7. Lane & Bennetts may receive a fee or commission for introducing buyers and potential buyers to specific third party suppliers of associated products, including solicitors, mortgage brokers, insurers and utility suppliers. Viewing or purchasing a property through Lane & Bennetts is in IN NO WAY conditional or subject to the use or introduction to these service