



67 Lindsell Avenue, Letchworth Garden City, Hertfordshire. SG6 4DG







## 4 Bedroom Semi-Detached House

### £675,000

One of two, this large FOUR-bedroom terrace family home benefits from having various technological advancements and is located within a quiet development close to Letchworth's town centre and mainline station. With a beautifully landscaped garden, garage and driveway, this home offers modern convenience, large reception rooms and is the perfect family home.



- LEASEHOLD
- Garage and parking
- One of two - Largest available property
- Four bedrooms and two bathrooms
- Intelligent heating system
- Wi-Fi connected appliances
- THREE reception rooms
- En-suite to master
- Close to town centre and station
- EPC rating C. Council tax band E

### **Step Inside:**

This luxurious and technologically advanced family home combines modern design with high-end finishes throughout featuring beautifully landscaped gardens featuring Easigrass lawns, paved paths, and a generous patio, this home offers a perfect blend of outdoor elegance and functional living. At the heart of the property is a bespoke fitted kitchen, designed for both style and efficiency. It includes fully integrated appliances including double oven, 5 burner hob, microwave and a wine fridge, and is enhanced by under-cupboard lighting and spotlights, creating a perfect atmosphere for entertaining and everyday use. The property benefits from a garage with a remote-operated door, complete with power points and electric car charging fittings. A full-house alarm system with panic buttons provides added security, while the HIVE dual-zone heating system ensures energy efficiency and cost savings. This intelligent system heats living areas and bedrooms separately, with a British Gas-fitted Magna Flow System in place to maintain optimal performance of the heating system. On the first floor, the home features a second lounge or cinema room,

boasting ceiling-mounted speakers, a 100-inch screen, and a projector, offering a fantastic space for family entertainment or relaxation. Further modern conveniences include WiFi-enabled appliances such as a smart dishwasher, washer/dryer, shower units for effortless control and convenience.

The first-floor family bathroom and second-floor en-suite both feature full tiling and towel radiators, providing luxury and comfort.

### **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(M) Junction 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.

### **Step Outside:**

Approaching the property, you will notice the fantastic location on the road. The front features a block paved driveway, including an EV charging point, and paths leading to the side access and front door with covered porch. Complementing this property is the fully landscaped and easily maintained rear

garden which offers a patio area making for the perfect seating/BBQ area, a wide open lawn area enhanced with Easigrass, planted raised beds and direct access in to the garage. With trees directly to the rear of the garden, you can enjoy privacy making the garden a relaxing retreat.

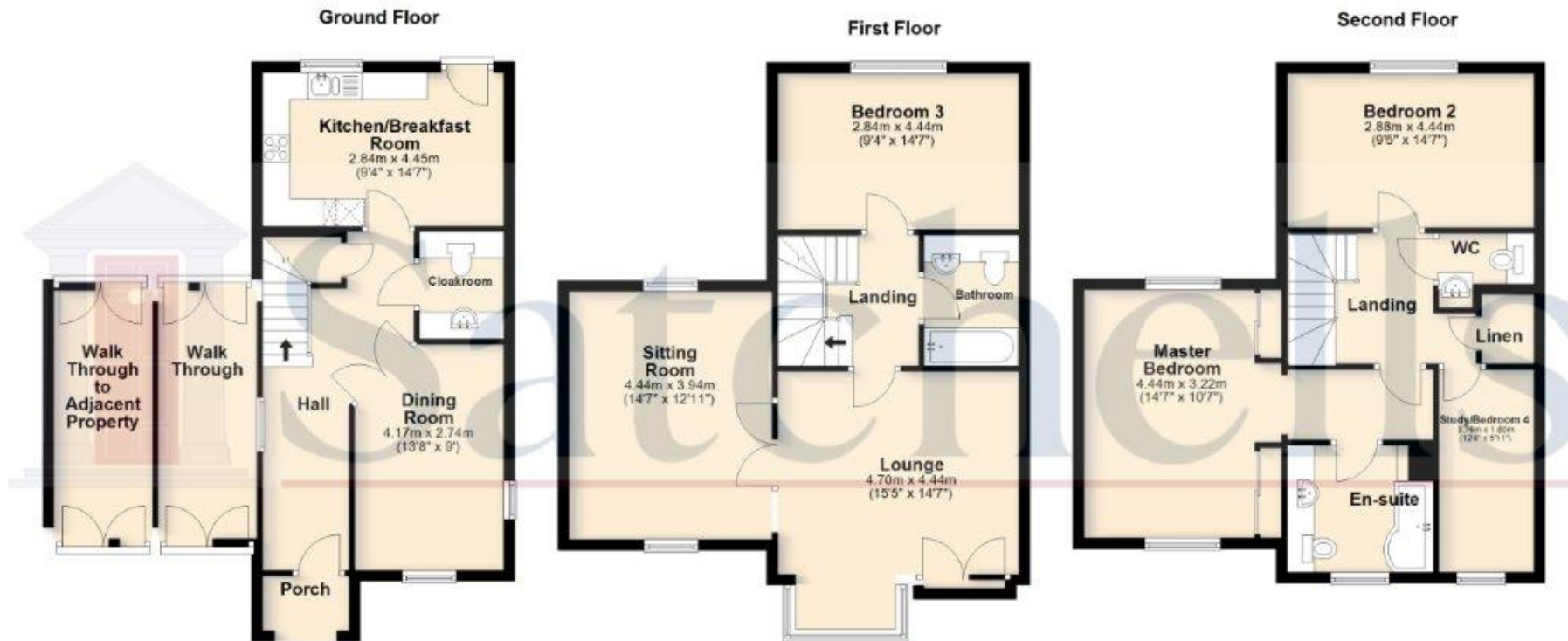






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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.