



3, Lytton Avenue

Letchworth Garden City,
Hertfordshire, SG6 3HT

£450,000

country
properties

Early Garden City 1907 Exhibition Cottage located in a sought after location minutes walk from the town centre & train station. The property is in need of some modernisation and updating and offers much scope for improvement. On the ground floor is an entrance hall, extended kitchen, cloakroom, lounge and dining room. On the first floor are two bedrooms and a large bathroom. The property has gas to radiator central heating, off road parking for two cars, a single garage with electric door and a private enclosed rear garden. Internal viewing comes highly recommended to fully appreciate this house and its location.

Ground Floor

Entrance Hall

Stairs to the first floor with a cupboard under. Radiator.

Lounge

14' 0" x 11' 0" (4.27m x 3.35m)

Double glazed window to the rear aspect.
Radiator.

Dining Room

14' 6" x 9' 11" (4.42m x 3.02m)

Double glazed window to the front aspect.
Radiator.

Kitchen

16' 5" x 11' 2" (5.00m x 3.40m)

Fitted in a range of matching base and eye level units providing ample storage space. Integrated double oven and hob. Plumbing for a washing machine. Single drainer sink unit. Wall mounted gas central heating boiler. Double glazed window to the side aspect. Radiator.

Rear Lobby

Door leading to the garden. Window to the rear aspect.

Cloakroom

Comprising a low level wc. Window to the rear aspect.

First Floor

Bedroom One

14' 6" x 11' 2" (4.42m x 3.40m)

Double glazed window to the front aspect.
Radiator. Fitted cupboards.

Bedroom Two

14' 0" x 11' 5" (4.27m x 3.48m)

Double glazed window to the rear aspect.
Radiator.

Bathroom

8' 0" x 7' 1" (2.44m x 2.16m)

Three piece suite comprising a low level wc, wash basin and panel bath with shower over. Radiator. Airing cupboard. Double glazed window to the rear aspect.



Outside

Front Garden

Block paved driveway for two vehicles leading to the garage. Gated access to the garden. Magnolia tree.

Rear Garden

Patio area to the rear of the property with a small lawn and mature shrub borders. Timber shed and fencing. Passageway and gate to the front.

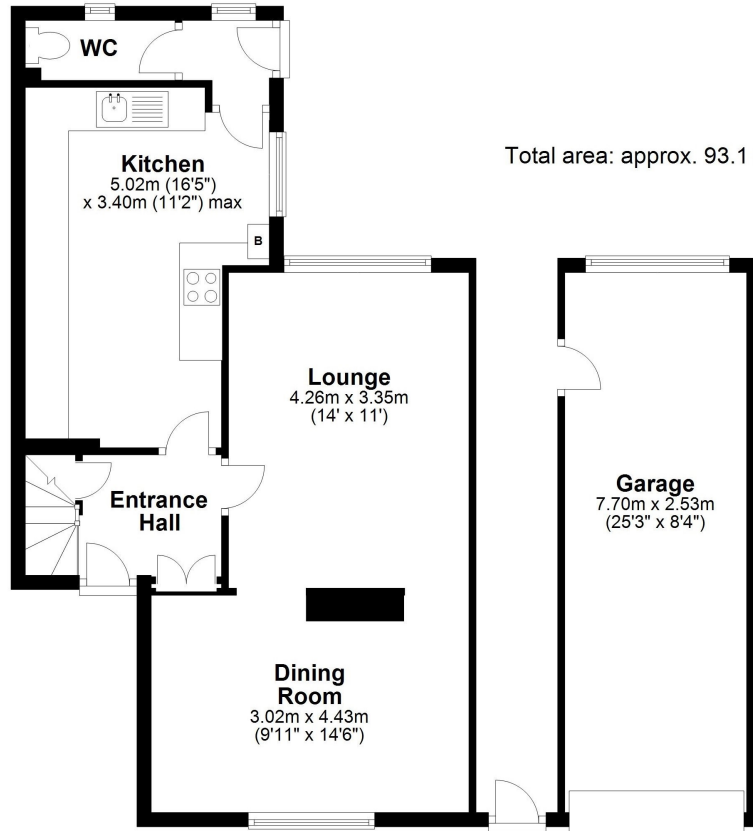
Garage

25' 3" x 8' 4" (7.70m x 2.54m)

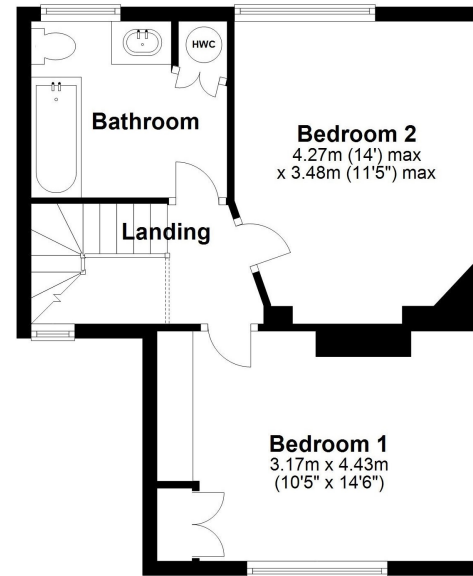
Power and light with an electric door.

Personal door to the garden and window to the rear.





Ground Floor
Approx. 52.6 sq. metres (566.0 sq. feet)



First Floor
Approx. 40.6 sq. metres (436.5 sq. feet)

Total area: approx. 93.1 sq. metres (1002.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(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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