



Alban Road, Letchworth Garden City, Hertfordshire, SG6 2AT

£280,000

Lane & Bennetts are pleased to present this well proportioned, two double bedroom property situated in a select cul de sac just over a mile from the town & station. The newly updated kitchen is a good size with ample work surfaces. There is a useful downstairs WC. To the first floor there are two double bedrooms. The main bedroom boasts views of open countryside and another double bedroom has windows to the front aspect. There is a modern, fitted bathroom with bath and a separate shower.

There is a low maintenance, secure rear garden with gated access to the rear for convenient access directly onto the Letchworth Greenway. The property has off-road parking in addition to a garage en bloc.

- TWO DOUBLE BEDROOM HOME
- JUST OVER A MILE FROM TOWN & STATION
- BRIGHT LOUNGE & DINING ROOM
- RECENTLY FITTED HI SPEC KITCHEN
- BRIGHT LOUNGE & DINING ROOM WITH FEATURE FIRE
- MODERN BATHROOM SUITE WITH DEEP BATH AND SEPARATE HI TEC SHOWER
- PLEASANT FRONT & REAR GARDEN WITH COUNTRYSIDE VIEWS
- GOOD TRANSPORT LINKS BY ROAD AND RAIL
- EPC BAND C | COUNCIL TAX C | LEASEHOLD 961 yrs remaining
- CHAIN FREE - AVAILABLE TO VIEW NOW
- SELECT CUL DE SAC

This home is being offered to the market chain free.

AGENTS NOTES:

Council Tax Band: C | EPC: C (TBC) | Leasehold - 961 years remaining

Letchworth Garden City is the World's first Garden City and offers residents the best of both worlds, town and countryside living. Within walking distance is the town centre offering a variety of eatery and drinking establishments as well as a variety of attractions including a four screen cinema and theatre and a 50m Outdoor Lido which is located in the Norton Common offering beautiful, scenic walks and recreational areas for children. Letchworth is only 29 minutes from Kings Cross & St. Pancras, 28 minutes to Cambridge, whilst the A1(M) is a few minutes’ drive, and London Luton Airport 20 minutes away.