



19

18, Paddock Close

Letchworth Garden City,
Hertfordshire, SG6 1TB

£375,000

country
properties

An Early Garden City three bedroom end terrace cottage located in a cul-de-sac location within easy walking distance of the Town Centre & Train Station. Set on a large corner plot and with a garage to the rear.

The property has a lounge with bay window to the front and stairs to the first floor, kitchen with integrated oven and hob and a ground floor bathroom. There are three bedrooms on the first floor. The rear and side gardens are laid to lawn with numerous trees and shrubs. At the rear of the garden is a single garage.

Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live. Letchworth train station has regular links to London's King's Cross and Cambridge.

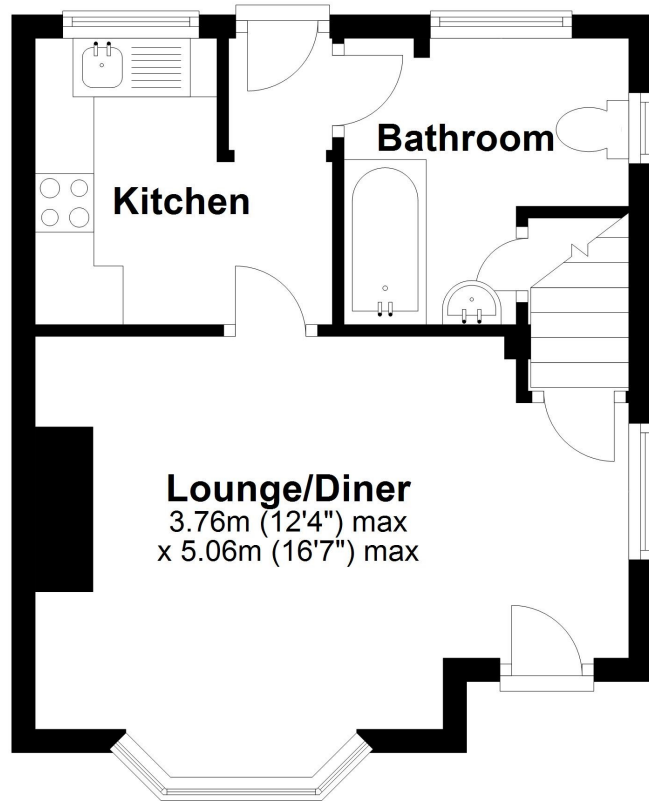
- Offered with vacant possession and no upper chain.
- Leasehold - Brand new 125 year lease with peppercorn ground rent
- Centrally located within easy walking distance of the town centre and train station.
- Recently decorated throughout.
- New carpets.
- Gas to radiator central heating.
- Large private side and rear gardens.
- Single garage.





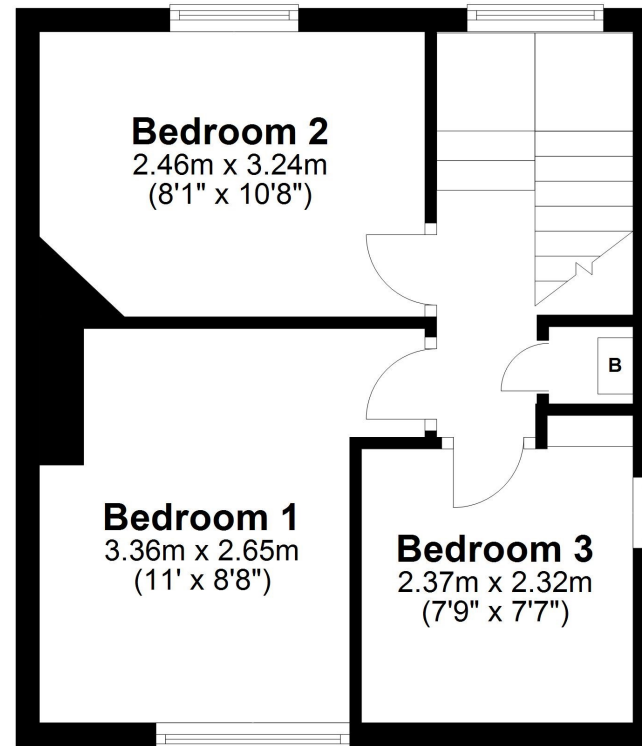
Ground Floor

Approx. 29.1 sq. metres (313.4 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Total area: approx. 59.0 sq. metres (634.7 sq. feet)

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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