



36 Lindsell Avenue, Letchworth Garden City, SG6 4DQ  
Guide price £425,000





36 Lindsell Avenue,  
Letchworth Garden City,

\* NEW PRICE \* One of only two detached houses on the development is this beautifully presented three bedroom house situated within walking distance to the town centre and station of Letchworth Garden City.

Letchworth offers a variety of High Street stores, independent shops, restaurants and public houses together with a wide range of attractions including museums, art galleries, a cinema, swimming pool and leisure facilities, parks and gardens. St Francis' College and St Christopher School are within easy reach of the property, as is the train station.

The property comprises:

**GROUND FLOOR**

**ENTRANCE HALLWAY**

Wooden part glazed front door. Radiator. Coat cupboard. Meter cupboard. Stairs to first floor.

**CLOAKROOM**





Suite comprising low level wc and wall mounted wash hand basin.

**SITTING ROOM 15'10" x 10'8" (4.83m x 3.25m)**

Windows to front and side. Two radiators. Under stairs storage cupboard.

**KITCHEN/DINING ROOM 15'10" x 9'4" (4.83m x 2.84m)**

Window to front and side. French doors to garden. Comprehensive range of wall and base units with laminate work surfaces over and inset ceramic sink with mixer tap and drainer. Integrated oven and gas hob with stainless steel extractor over and stainless steel splashback. Space for dishwasher, washing machine and fridge/freezer. Laminate flooring.

**FIRST FLOOR**

**LANDING**

Window to rear. Airing cupboard. Access to loft.

**MASTER BEDROOM 12' x 10'5" (3.66m x 3.18m)**

Measured into door recess. Window to front. Two fitted wardrobes. Radiator.

**EN-SUITE**

Frosted window to side and rear. Single shower with rain shower and separate shower head, vanity unit housing wash hand basin with cupboards under and wc. Tiled splashbacks.

**BEDROOM TWO 10'11" x 9'1" (3.33m x 2.77m)**

Measured into door recess. Windows to front and side. Radiator.

**BEDROOM THREE 10'11" x 6'5" (3.33m x 1.96m)**

Windows to side and rear. Radiator.

**BATHROOM**

P-shaped bath with mixer taps and hand shower attachment. Vanity unit housing wash hand basin with storage cupboards under and wc. Frosted window to front.





Radiator. Tiled floor.

## **OUTSIDE**

### **FRONT GARDEN**

Pretty garden with wrought iron effect fencing and gates leading to path to front door. Selection of shrubs, plants and trees

### **SIDE GARDEN**

French doors from kitchen leading to patio area. Laid to lawn with mature shrub and plant borders. Gate to rear access path leading to garages.

### **SINGLE GARAGE**

Up and over door. Extra parking space to front.

### **TENURE**

We are advised by our client that this property is:

Leasehold

Term remaining: 120 years

Ground Rent: Nil

Service Charge: Nil

This information should be clarified by your legal representative.

### **FLOORPLAN DISCLAIMER**

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

### **VIEWING INFORMATION**

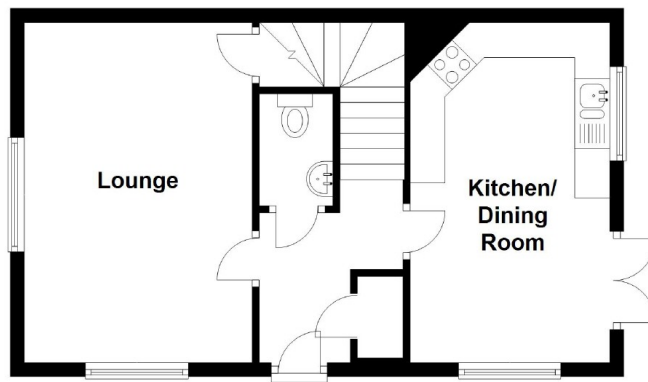
By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

### **SANDS FINANCIAL MANAGEMENT**

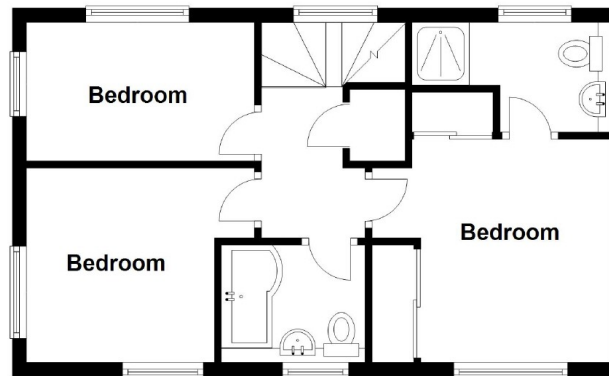
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Ground Floor



First Floor



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            | 81      | 83        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>   |         |           |
| (81-91) <b>B</b>  | 80      | 81        |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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