125 Lindsell Avenue
Letchworth Garden City, SG6 4DG
Guide price £249,995

morgan alexander

125 Lindsell Avenue
Letchworth Garden City, SG6 4DG

The property is entered via its own private front door into a welcoming hallway, immediately setting the tone for the accommodation beyond. Cleverly designed bespoke pull-out storage is neatly tucked beneath the stairs, maximising practicality without compromising on aesthetics. A door from the hall opens directly onto a fully enclosed rear garden, thoughtfully landscaped with a patio seating area and low-maintenance artificial lawn, creating an ideal space for both relaxation and entertaining.

The first floor reveals a particularly impressive open-plan living environment, enjoying a dual aspect that floods the room with natural light. The sitting and dining area flows seamlessly into a stylish, well-appointed kitchen, complete with breakfast bar and a range of integrated appliances. Wood-effect flooring runs throughout, adding warmth and continuity to the space.

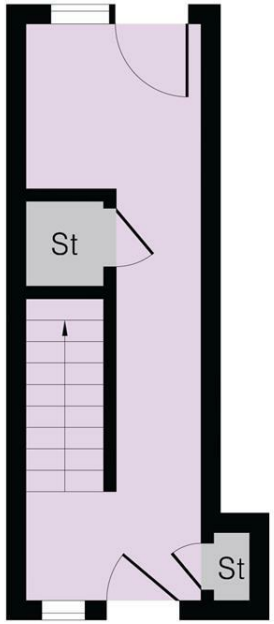
The bedroom is generously proportioned and benefits from a large sliding mirrored wardrobe, alongside an additional storage cupboard and access to the loft. The bathroom is equally well presented, fitted with a modern suite including a shower over bath, wash hand basin and WC, complemented by the advantage of a window for natural ventilation.

Further benefits include double glazed windows and doors, gas central heating, and an allocated parking space.

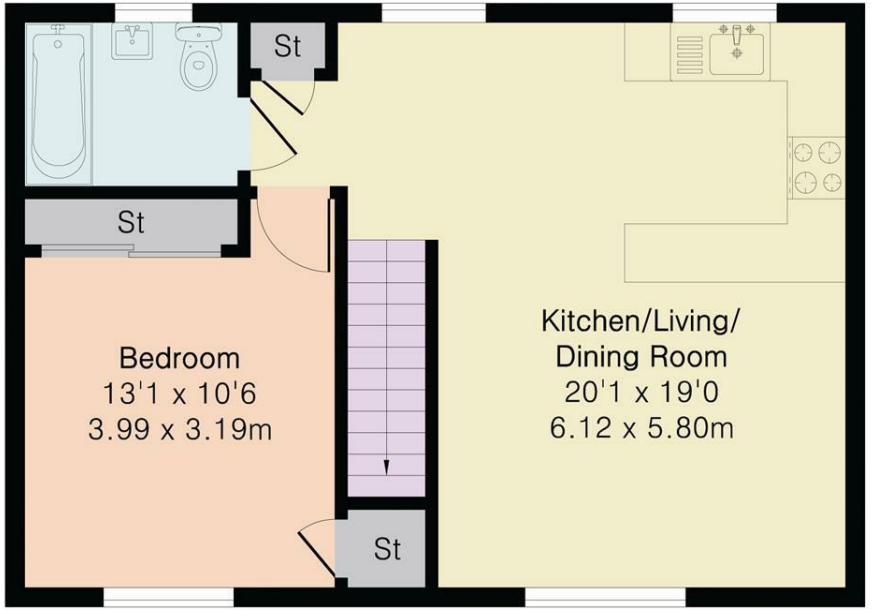
Approximate Gross Internal Area 645 sq ft - 60 sq m

Ground Floor Area 118 sq ft – 11 sq m

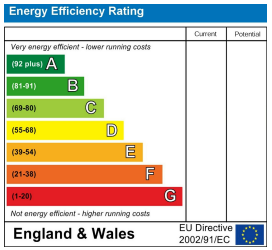
First Floor Area 527 sq ft – 49 sq m

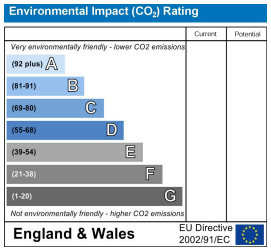


Ground Floor



First Floor





PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk

The Property Ombudsman

40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk