

 3 Bedrooms

 2 Bathrooms

 2 Receptions

 Private Garden

 Driveway

 EPC Band B

Leasehold

Council Tax Band:
D £2,302.65 (2025/26)

Local Authority:
North Hertfordshire District Council



Immaculate three bed modern family home with conservatory, en-suite, and spacious living areas in a quiet, popular location.

Description

This beautifully presented three-bedroom modern family home offers stylish and versatile living spaces, perfect for a growing family or downsizers. Lovingly maintained, the property blends contemporary comfort with practical living. A welcoming entrance hall leads to a convenient downstairs W.C. The modern kitchen features integrated appliances, balancing style and functionality. The spacious lounge and dining area flow into the bright conservatory, offering views over the well-kept rear garden. Upstairs includes three bedrooms: two generous doubles with fitted wardrobes and a good-sized single, ideal as a study or additional bedroom. The principal bedroom boasts a modern en-suite, while the family bathroom offers a shower over the bath. Externally, a block-paved driveway offers parking for two vehicles, with soft landscaped areas. The rear garden is designed for low maintenance, featuring lawn, patio, established trees, shrubs, a wooden shed, and an outside tap and power. Solar panels provide a small quarterly income.

Location

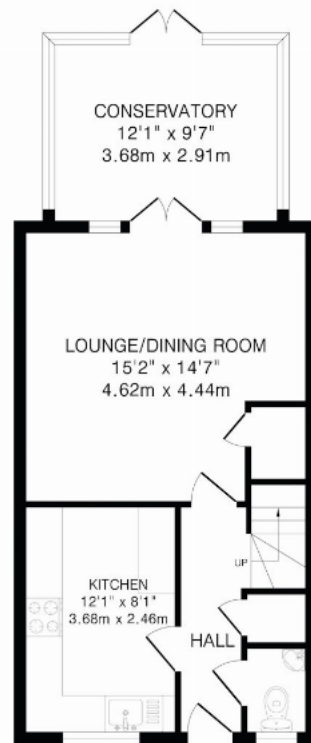
Situated in Letchworth Garden City, the first Garden City, Blackwood Avenue offers a peaceful residential setting with excellent transport links.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor
534 sq.ft.(49.6 sq.m)approx.



First Floor
424 sq.ft.(39.4 sq.m)approx.

TOTAL FLOOR AREA: 958 sq.ft.(89.0 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.