



23 Sollershott East • Letchworth Garden City • Hertfordshire • SG6 3JN

Guide Price £895,000

Charter Whyman

TOWN & VILLAGE HOMES





FINE EARLY GARDEN CITY HOME

SPACIOUS AND VERSATILE ACCOMMODATION

SOUTH FACING REAR GARDEN & HEATED SWIMMING POOL

THE PROPERTY

This fine example of early Garden City design dates from 1909. Subsequently extended this attractive semi provides spacious and versatile family accommodation, including four reception rooms, the garden room opening to a loggia or veranda, modern kitchen/breakfast room and utility room. There are four double bedrooms on the first floor, two of which share a large balcony, a family bathroom with both shower and bath and a cloakroom/laundry. There is also a shower room/WC on the ground floor.

The house retains much of its original charm and character, with an original fireplace in the family room, an inglenook style fireplace with wood-burning stove in the sitting room and benefits from gas fired central heating.

THE OUTSIDE

The house stands in a plot extending to very nearly a quarter of an acre, measuring approximately 141' by 71'6" (43.1m x 21.8m) overall. Separated from the road by a hedge and fence, the front garden is laid mainly to a gravel forecourt providing ample off-street parking and leading to the detached double garage. Fine mature beech and pine trees complete the front garden.

The south facing rear garden is approached via a gate between the house and garage and is some 84' (25.6m) in length. It is laid to lawn with paved terrace patio, herbaceous beds and borders, ornamental shrubs and mature trees including beech, oak and conifers.

Set into an area of decking, the swimming pool measures approximately 30' by 14' (9.3m x 4.24m) and is heated by an air-source heat-pump. There are two timber garden sheds, one of which houses the filtration plant for the swimming pool.

THE LOCATION

Sollershott East is one of the premier residential roads on the south side of the town, just half a mile from the town centre and within three-quarters of a mile of the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 26 minutes in the other direction. Junction 9 on the A1 (M) is a 1.7 mile drive away.

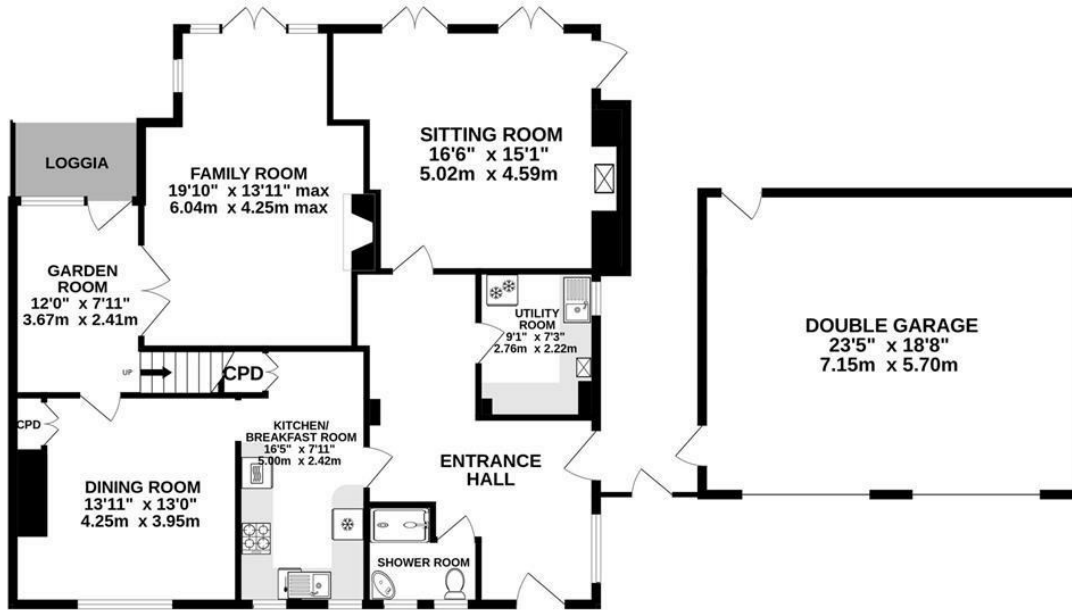
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities. St Francis' College and St Christopher School are each just a third of a mile away.



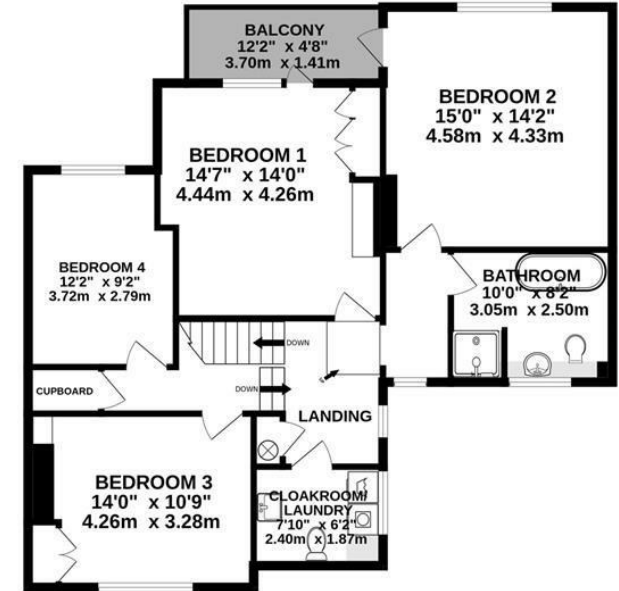




GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 2028 sq.ft. (188.4 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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EPC RATING

Band - E

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

TENURE

FREEHOLD

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - F

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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