



46 Broadwater Avenue • Letchworth Garden City • Hertfordshire • SG6 3HJ

Guide Price £700,000

Charter Whyman

TOWN & VILLAGE HOMES





## ATTRACTIVE & SUBSTANTIAL EARLY GARDEN CITY SEMI VERY CENTRAL LOCATION 94' LONG REAR GARDEN

### THE PROPERTY

Letchworth was not only the original Garden City, but was also a test bed for innovations in building techniques. Dating from around 1916, this substantial and attractive semi is an early example of cavity brickwork construction under a tiled roof. It retains much of its original charm and character, whilst being updated.

The ground floor provides two large reception rooms, plus kitchen, shower room, and utility room opening to a conservatory. The first floor comprises three double bedrooms and a family bathroom with both shower and bath. A staircase off Bedroom 2 leads to two large loft rooms providing useful additional space.

The house benefits from uPVC double-glazed windows and gas fired central heating.

### THE OUTSIDE

The house stands in a plot measuring approximately 140' by 36' (42.9m x 11m) overall and screened from the road by a hedge. The front garden is laid to lawn with herbaceous borders and ornamental shrubs. The concrete and tarmac drive and parking/turning space provide off-street parking.

The rear garden is some 94' (28.8m) in length and laid to lawn with paved patio, herbaceous beds and borders, ornamental shrubs and fruit trees.

There are two timber outbuildings; a shed/store dating from when the house was built and a modern garden/store/workshop.

### THE LOCATION

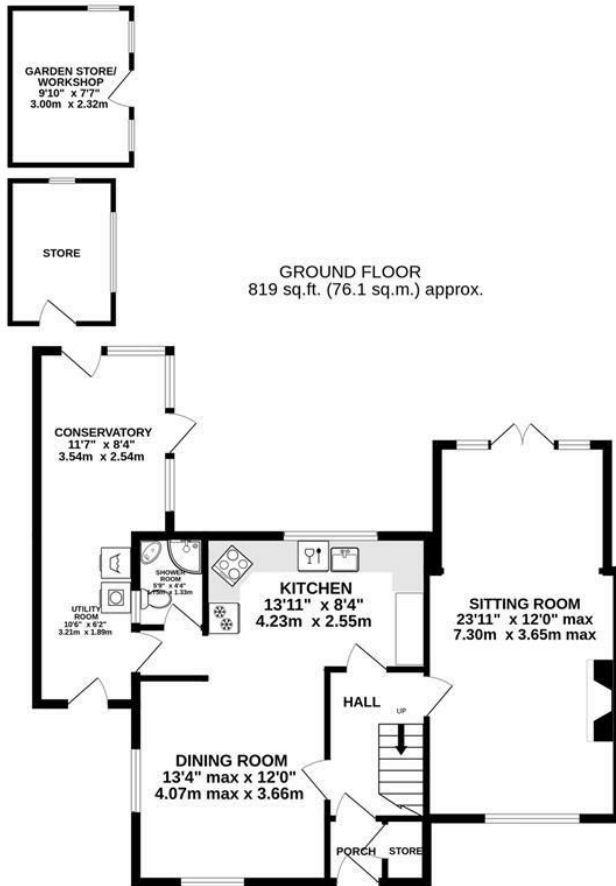
Broadwater Avenue is an established residential road conveniently located within the central Conservation Area just to the west of the town centre and No 46 is less than half a mile from the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run 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 2.1 miles away by car.

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.

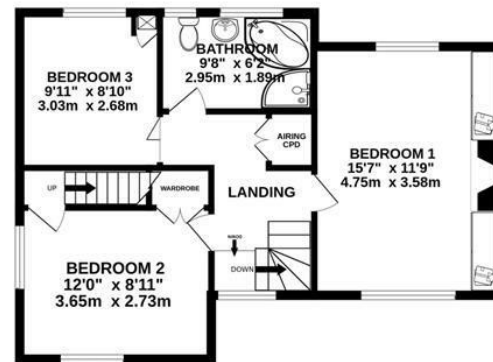




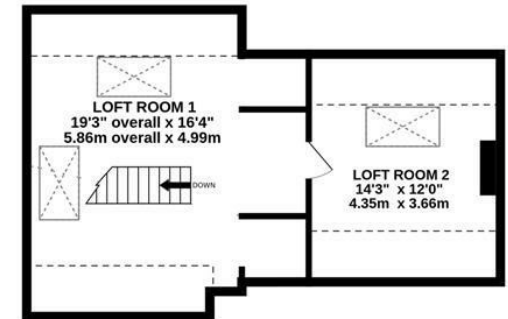




**1ST FLOOR**  
551 sq.ft. (51.2 sq.m.) approx.



**2ND FLOOR**  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1854 sq.ft. (172.2 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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**TENURE**  
FREEHOLD

**COUNCIL TAX**  
Band - E

**SERVICES**  
MAINS water, sewerage, gas and electricity are connected to the property.  
BROADBAND: A choice of providers with claimed download speeds of up to 1,000 Mbps.  
MOBILE SIGNAL: Most providers claim up to 4G coverage, a few 5G.

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

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

**VIEWING APPOINTMENTS**  
All viewing and negotiations strictly through Charter Whyman.

**EPC RATING**  
Band - E

**LETCHWORTH GARDEN CITY  
HERITAGE FOUNDATION**  
To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350



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