



38 Hitchin Road • Letchworth Garden City • Hertfordshire • SG6 3LX

Guide Price £1,400,000

Charter Whyman

TOWN & VILLAGE HOMES





Beautiful traditional Garden City Residence - Impressive contemporary family home • Half acre gardens • Ample off-street parking • Useful outbuildings • Highly sought after location

THE PROPERTY

This early Garden City detached house dates from 1906 and, whilst retaining its charming external character, it has been completely transformed internally to create a stunning contemporary family home. The centrepiece is a spectacular open-plan kitchen/breakfast room and dining room, which is in turn semi-open-plan to the sitting room. In addition, there are separate family room and study and the ground floor is completed by a cloakroom/WC, a utility room and a shower room/WC.

There are three bedrooms, two with en suites, plus the family bathroom on the first floor. The second floor provides two further large bedrooms, one with an en suite shower room and a dressing or play area.

The house benefits from uPVC double-glazed windows, a fully pressurised hot water system and gas fired central heating with zoned water underfloor heating to the ground floor and radiators to first and second floors.

THE OUTSIDE

The house stands well back from the road in a fine plot of nearly half-an-acre, measuring approximately 287' by 63' (87.4m x 19.3m) overall. The house is screened from the road by a hedge and well established shrubbery and the front garden is laid to lawn with a gravel driveway and forecourt providing good off-street parking. Double gates to the left of the house open to an additional paved parking area to the side.

The rear garden is some 149' (45.5m) in length and laid to lawn with paved patio, an area of decking with swim spa, herbaceous borders, ornamental shrubs and fruit trees.

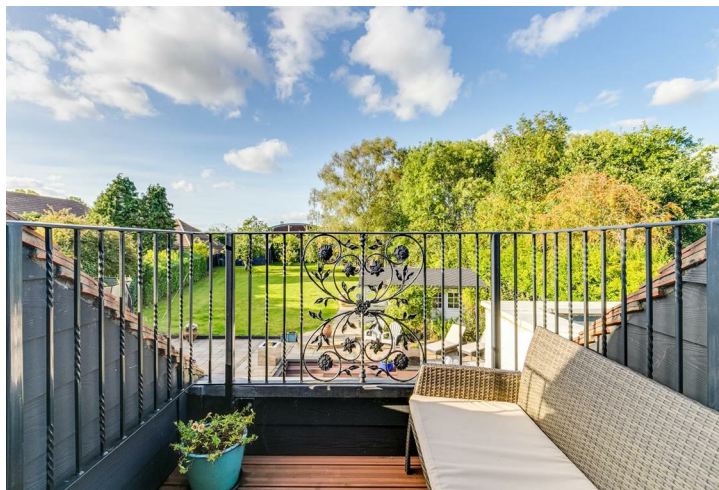
The useful outbuildings include a large timber workshop or store (effectively a double garage should the driveway be extended) and a garden studio or summerhouse with adjoining garden store.

THE LOCATION

Hitchin Road is a tree-lined residential road located, as its name suggests, on the south-west side of Letchworth. No 38 is within a mile of the town centre and just over 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 2.2 mile drive away.

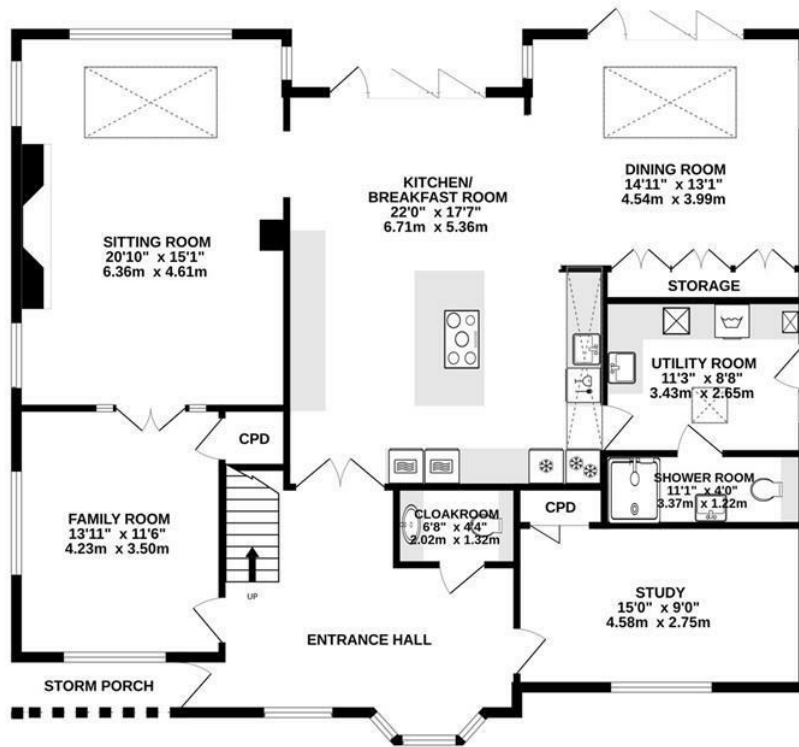
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities. The property is very conveniently placed for access to schools, including the Hiohfield School, the St Thomas More RC Primary School, St Francis' College and St Christopher School, all of which are within half a mile.



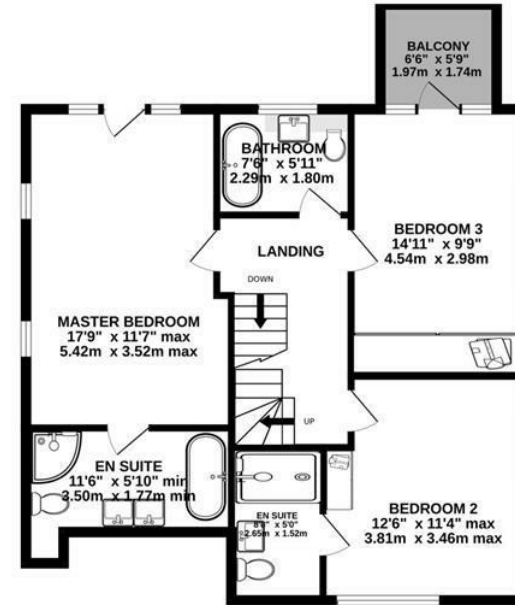




GROUND FLOOR
1560 sq.ft. (144.9 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



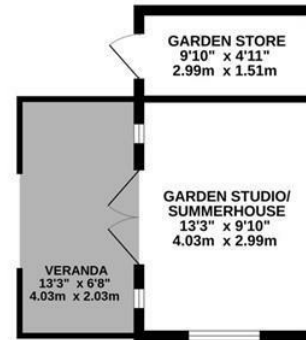
TOTAL FLOOR AREA : 2650sq.ft. (246.2 sq.m.) approx.

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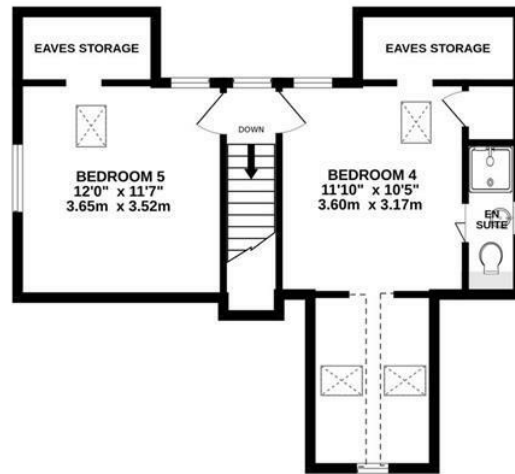
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OUTBUILDINGS
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



178 sq.ft. (16.6 sq.m.) approx.

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 - C

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

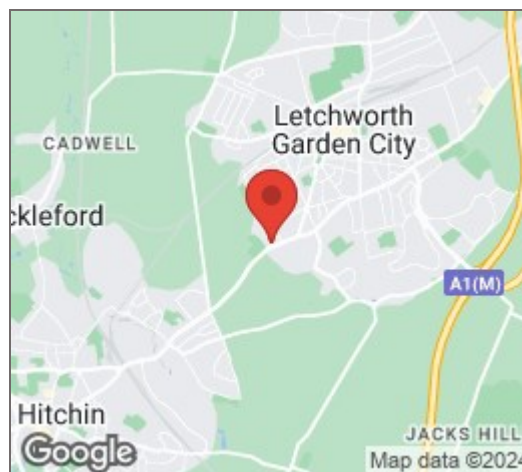
www.north-herts.gov.uk

COUNCIL TAX

Band - G

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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www.charterwhyman.co.uk