



75 Spring Road • Letchworth Garden City • Hertfordshire • SG6 3SL

Guide Price £1,220,000

Charter Whyman

TOWN & VILLAGE HOMES





OUTSTANDING FAMILY HOME SUCCESSFULLY COMBINING ORIGINAL CHARACTER WITH MODERN LIVING QUARTER ACRE PLOT

THE PROPERTY

This very impressive early Garden City detached house retains its original charm and character whilst having been remodelled and updated internally to create an exceptional and well-appointed contemporary family home. The centrepiece is the outstanding open-plan family/garden room and kitchen/breakfast/dining room running the width at the rear. A separate sitting room, study, laundry/utility room and cloakroom/WC complete the ground floor. On the first floor, the master bedroom has its own en suite shower room and the three other double bedrooms are served by a smart family bathroom with both shower and bath. A very pleasing feature is the snug or quiet area created from the rear landing as a balcony overlooking the garden room.

Of solid brick construction with later cavity brickwork additions, all roughcast rendered externally under a tiled roof, the house benefits from uPVC double glazed windows, quadruple double-glazed folding doors from the garden room to the rear garden and gas fired central heating (underfloor to the kitchen and garden room) supplied by a boiler located in the loft.

THE OUTSIDE

Set in a fine corner plot of approaching a quarter of an acre and measuring approximately 230' by 41' (70.18m x 12.5m) overall, the house stands back behind a picket fence with hedges to either side. The front garden is laid to lawn with ornamental shrubs and tree. The block-paved driveway provides off-street parking and leads to the attached garage.

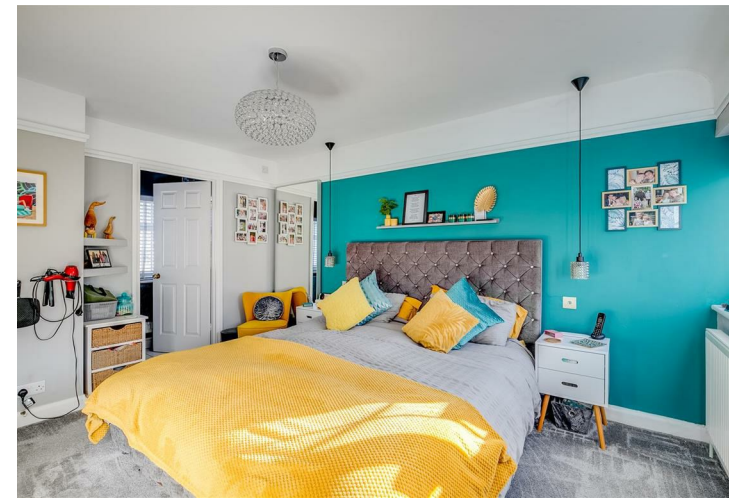
The west facing rear garden is some 174' (53.1m) in length and laid to lawn with a split-level block-paved patio with a pergola over the upper level, herbaceous beds and borders, ornamental shrubs and trees, including a fine mature silver birch and an ornamental pond with adjoining areas of decking. At the rear of the plot is a wilderness garden providing potential for a vegetable plot. Timber garden shed.

THE LOCATION

Located in the Letchworth Conservation Area on the favoured south side of the town, the house is within half a mile of the town centre and only two-thirds of 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 2 miles away by car.

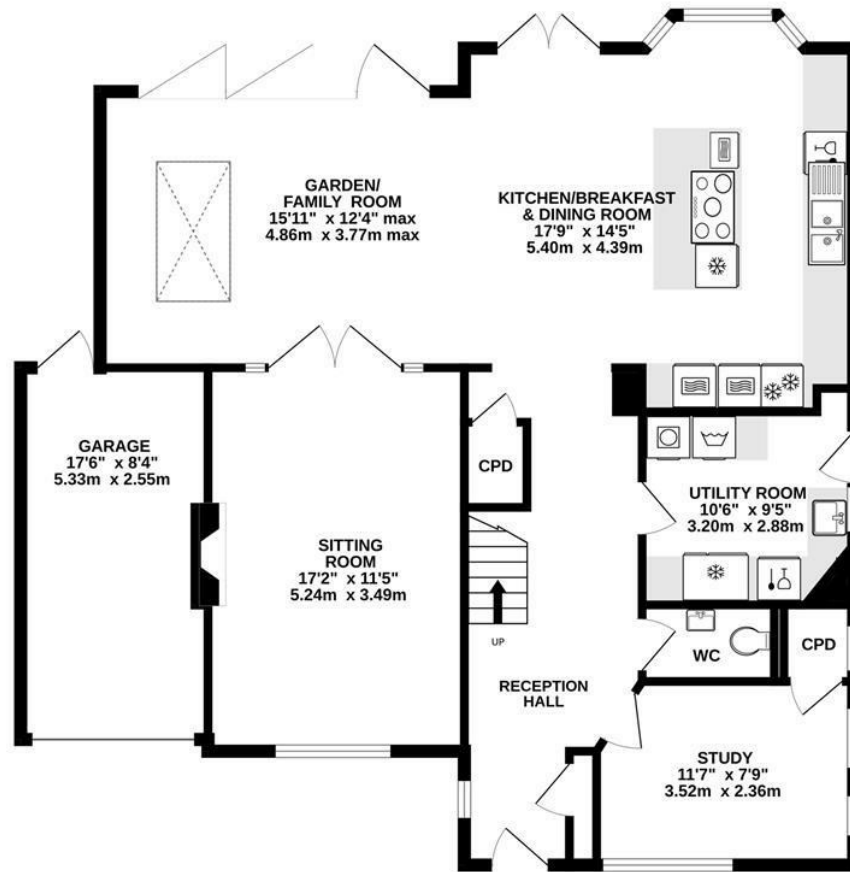
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities. The property is well placed for access to schools, St Francis College is within 200 yards and the St Christopher School, Highfield School and St Thomas More RC Primary School are all only half a mile away.



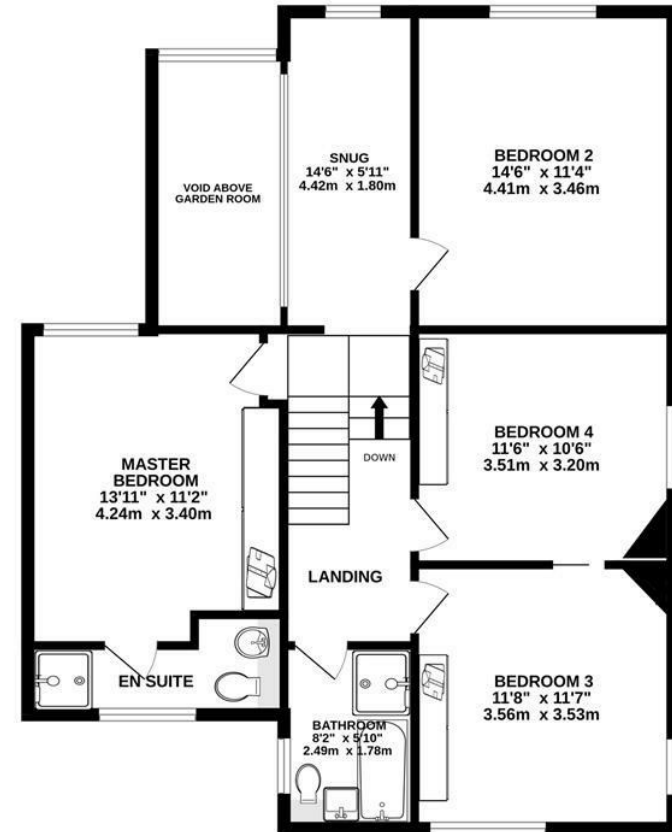




GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 2069 sq.ft. (192.2 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 - F

EPC RATING

Band - D

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.

Current provider: Virgin.

MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims 5G.

LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

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

www.leitchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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www.charterwhyman.co.uk