



53 Waysbrook • Letchworth Garden City • Hertfordshire • SG6 2DS

Guide Price £795,000

Charter Whyman

TOWN & VILLAGE HOMES





## SPACIOUS DETACHED BUNGALOW SUPERB THIRD ACRE PLOT CONVENIENT LOCATION

### THE PROPERTY

An extremely spacious detached bungalow. The master bedroom has its own en suite shower room and the fourth bedroom can also be used as a study. The generously proportioned open-plan L-shaped sitting room and dining room is perfect for entertaining. The bungalow is served by a well-appointed family bathroom and the accommodation is completed by the kitchen, utility room and attached double garage with power operated up-and-over door.

Constructed in the mid 1980s of cavity brickwork under a tiled roof, the bungalow benefits from uPVC double-glazed windows and doors and gas fired central heating.

### THE OUTSIDE

The bungalow is set in an outstanding plot of over a third of an acre, measuring approximately 217' by 77' (66.25m x 23.5m) overall. It is approached via a tarmac driveway and turning space, providing good off-street parking and leading to the garage. The property is screened by borders stocked with ornamental conifers and shrubs.

The rear garden can be accessed via either side of the bungalow, that to the left being gated. Facing south-west, the generous rear garden is some 143' (43.5m) in length and laid to lawn with paved patio, herbaceous beds and borders, ornamental pond, fruit trees, vegetable plot and ornamental shrubs, trees and conifers, including fine mature pines. Timber potting shed.

### THE LOCATION

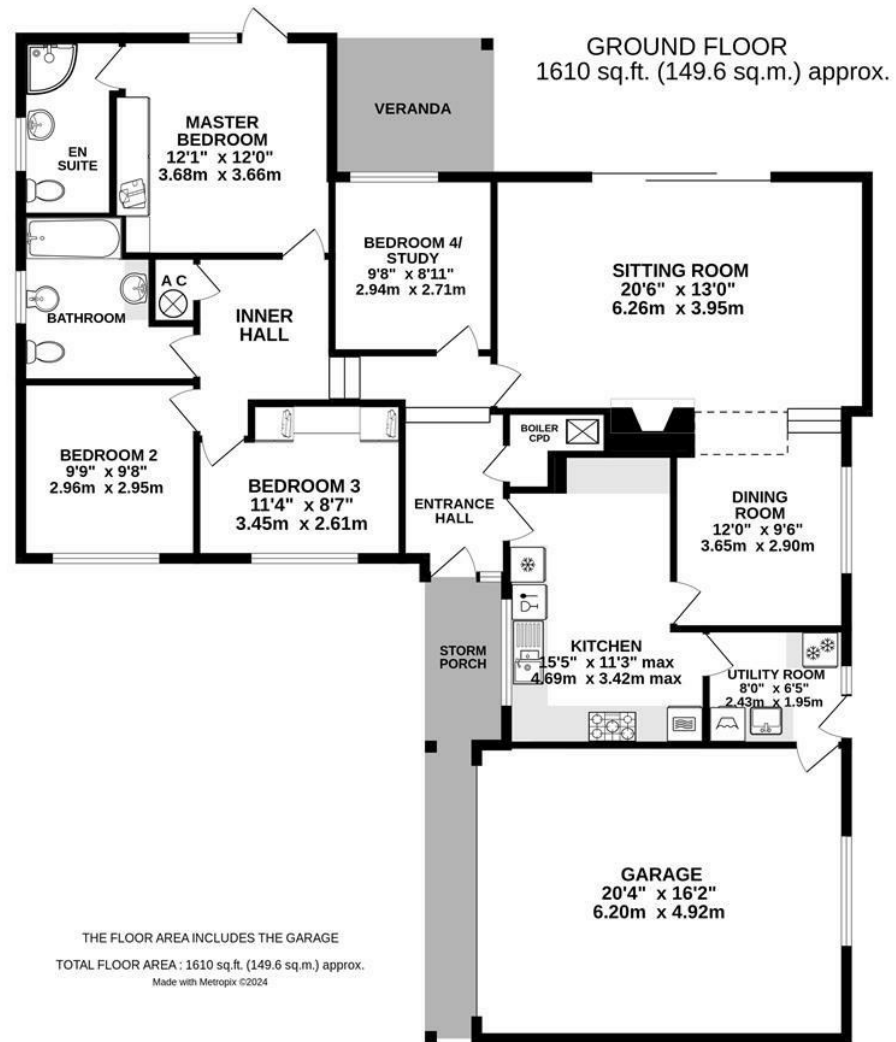
Tucked away at the head of a small residential close, the property is conveniently located three-quarters of a mile to the south east of the town centre and within a mile of the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is less than a mile 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, leisure facilities and green open spaces.









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 1000 Mbps.  
MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

## LOCAL AUTHORITY

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

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

Tel: 01462 530350  
[www.letchworth.com](http://www.letchworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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