



15 South View • Letchworth Garden City • Hertfordshire • SG6 3JH

Guide Price £790,000

Charter Whyman

TOWN & VILLAGE HOMES



## CHARMING GARDEN CITY HOME GARAGE AND GOOD OFF-STREET PARKING FIRST CLASS LOCATION

### THE PROPERTY

This attractive traditional Garden City linked detached house enjoys an enviable location in the heart of the town. It may be a little dated, but is a charming and cosy home providing two good reception rooms, plus conservatory, kitchen/breakfast room and utility room. There are three double bedrooms served by a first floor bathroom and a shower room on the ground floor.

Constructed of solid brickwork with later cavity brick additions, all roughcast rendered externally, under a tiled roof, the house benefits from gas fired central heating and the windows have a mix of secondary and sealed unit double-glazing.

### THE OUTSIDE

With a hedge to the front, the house is approached by a tarmac 'in-and-out' coach drive, which provides good off-street parking and leads to the attached garage. The remainder of the front garden comprises a well stocked herbaceous bed and borders and ornamental shrubs.

A gate to the side leads to the south-west facing rear garden which is some 42' (12.8m) in depth and laid to lawn with paved patio, herbaceous beds and borders, ornamental shrubs and fruit trees. Timber summerhouse.

### THE LOCATION

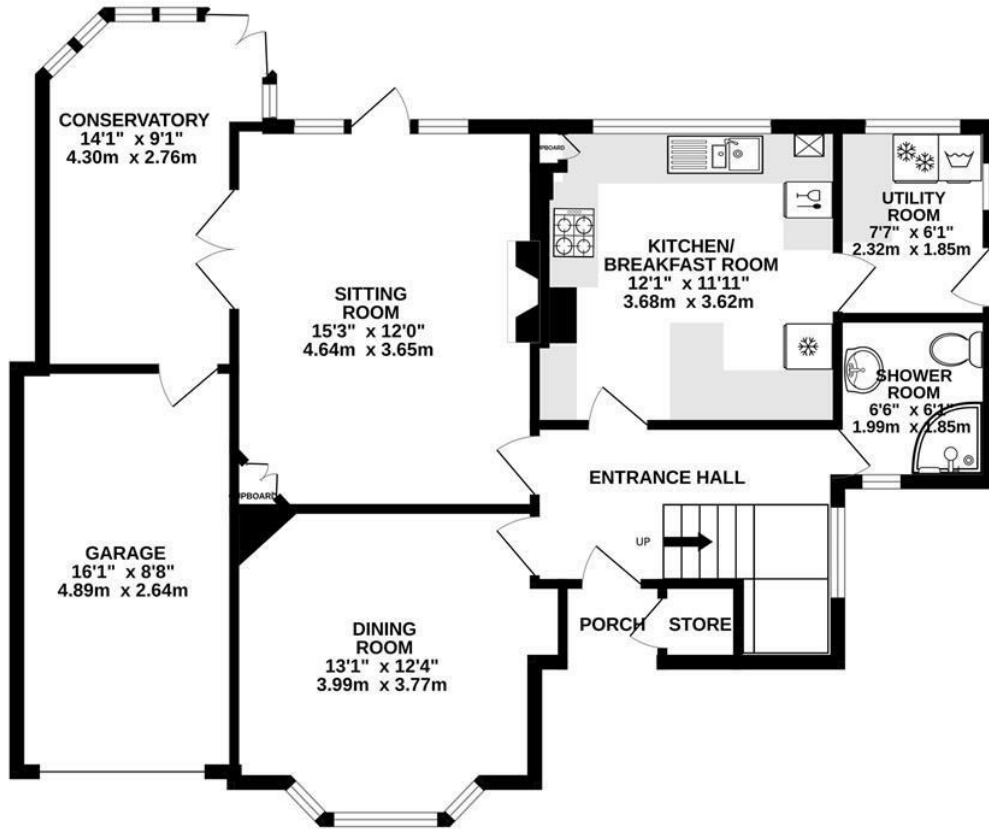
South View is a sought after residential road just to the south of the town centre within the Letchworth Conservation area. No 15 is just a third of a mile from the main shopping area and only half a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross 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 just 1.7 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, leisure facilities and green open spaces. St Francis College is within a quarter of a mile and St Christopher School is half a mile away.





GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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## COUNCIL TAX

Band - F

## 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.

## TENURE

Leasehold

## 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

## THE 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.letchworth.com](http://www.letchworth.com)



## Charter Whyman

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