



181 Glebe Road • Letchworth Garden City • Hertfordshire • SG6 1DZ

Guide Price £280,000

Charter Whyman

TOWN & VILLAGE HOMES



**ATTRACTIVE GARDEN CITY COTTAGE
GOOD OFF-STREET PARKING + GARAGE
PLEASANT GARDENS • NO UPWARD CHAIN**

THE PROPERTY

This attractive traditional Garden City town cottage provides well-proportioned accommodation with two good bedrooms and a modern bathroom on the first floor. The ground floor comprises a pleasantly spacious sitting room and a kitchen/dining room running across the full width at the rear.

The house is constructed of solid brickwork, roughcast rendered externally, under a tiled roof and benefits from double-glazed windows, most in uPVC frames, some aluminium, and gas fired central heating.

THE OUTSIDE

The house sits on a generous plot with a picket fence to the front and gardens to front, side and rear laid mainly to lawns with herbaceous borders, a vegetable/soft fruit/herb bed and ornamental shrubs, trees and conifer. A concrete driveway provides good off-street parking and leads to the detached single garage. Aluminium framed greenhouse and "sentry-box" timber garden shed.

The side garden is some 33' (10m) in width and the rear garden has a depth of approximately 41' (12.5m).

A pedestrian right-of-way to the rear gardens of Nos 177 & 179 crosses the property.

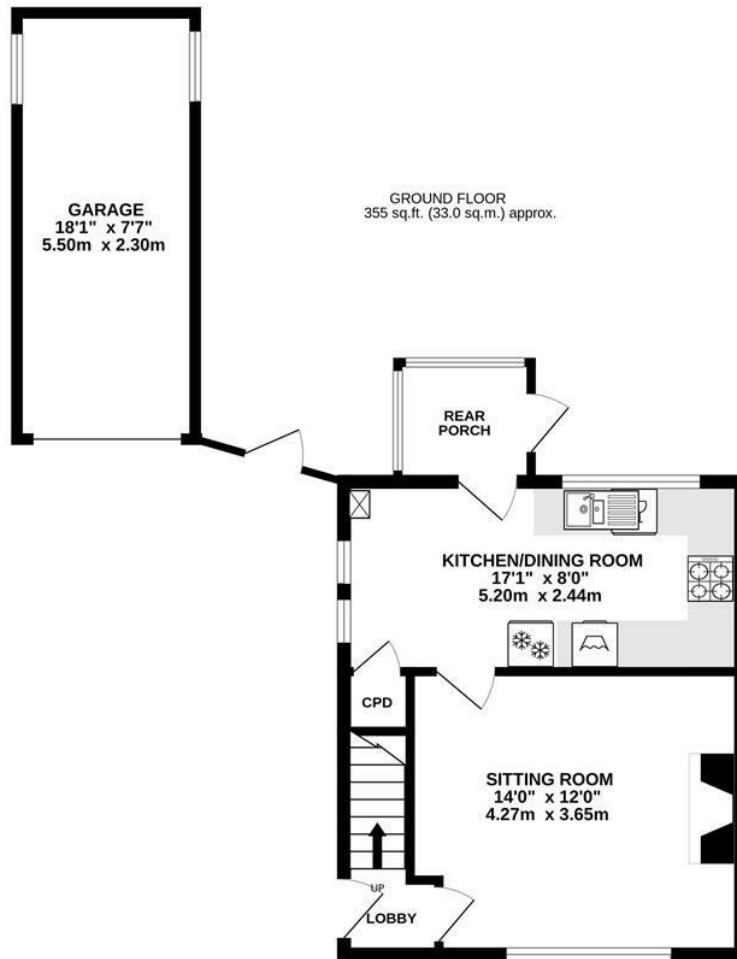
THE LOCATION

181 Glebe Road is very conveniently located within the Letchworth Conservation Area just to the north-east of the town centre, close to the attractive open spaces of Norton Common and only a mile from the mainline railway station. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1 (M) is 2½ 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. It provides excellent schools, shops, green open spaces and leisure facilities.







TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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COUNCIL TAX

Band - B

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

Freehold

LOCAL AUTHORITY

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

Tel: 01462 474000
www.north-herts.gov.uk

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

EPC RATING

Band - D

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



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