



16 Cashio Lane • Letchworth Garden City • Hertfordshire • SG6 1AX

Guide Price £1,075,000

Charter Whyman

TOWN & VILLAGE HOMES





GARDEN CITY HOME OF DISTINCTION SPACIOUS FAMILY ACCOMMODATION SPLENDID GARDEN PLOT OF OVER ¼ ACRE

THE PROPERTY

This most attractive detached house in the traditional Garden City style dates from 1930 and has the distinction of being designated a "Home of Special Interest" by the Letchworth Garden City Heritage Foundation. This beautifully presented home retains its original charm and character and has been exceptionally well restored, updated and improved by the present owners. The spacious accommodation includes two spacious reception rooms and a fine modern kitchen/breakfast room by Wentworth kitchens. There are four good bedrooms on the first floor, served by a well-appointed family bathroom.

The house benefits from uPVC double-glazed windows, a log-burning stove to the sitting room fireplace and gas fired central heating. Planning permission has been granted to extend.

THE OUTSIDE

The house is set in a splendid plot extending to over a quarter of an acre and measuring approximately 196' by 60' (59.9m x 18.3m) overall. To the front is a beech hedge and the front garden is laid to lawn with herbaceous beds and borders and ornamental shrubs and trees. The herring-bone brick paved driveway provides good off-street parking and leads to the attached garage.

The impressive rear garden is some 124' (37.7m) in length and laid to lawn with paved patio, an area of decking, pergola, herbaceous beds and borders, raised beds, fruit trees and ornamental shrubs and trees. Greenhouse.

THE LOCATION

Cashio Lane is named after the Hundred, an ancient administrative district which once included Letchworth. It is a highly regarded residential road on the north-east side of the town and No 16 lies just within the Croft Lane Conservation Area and only a mile from the town centre and 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 (southbound) and Junction 10 (northbound) on the A1(M) are respectively 2.6 and 2.9 miles away by car.

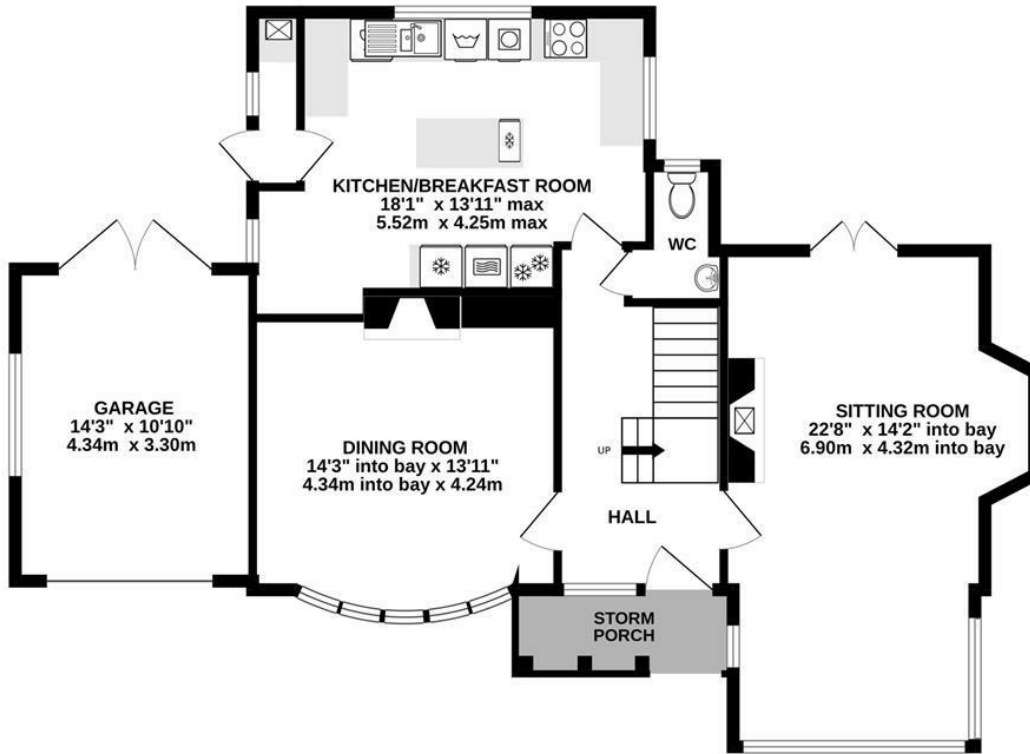
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces, the most notable of which, the 63-acre Norton Common, is within half a mile. Norton Primary School, the Three Horseshoes public house and Norton's two parish churches are all approximately half a mile away.



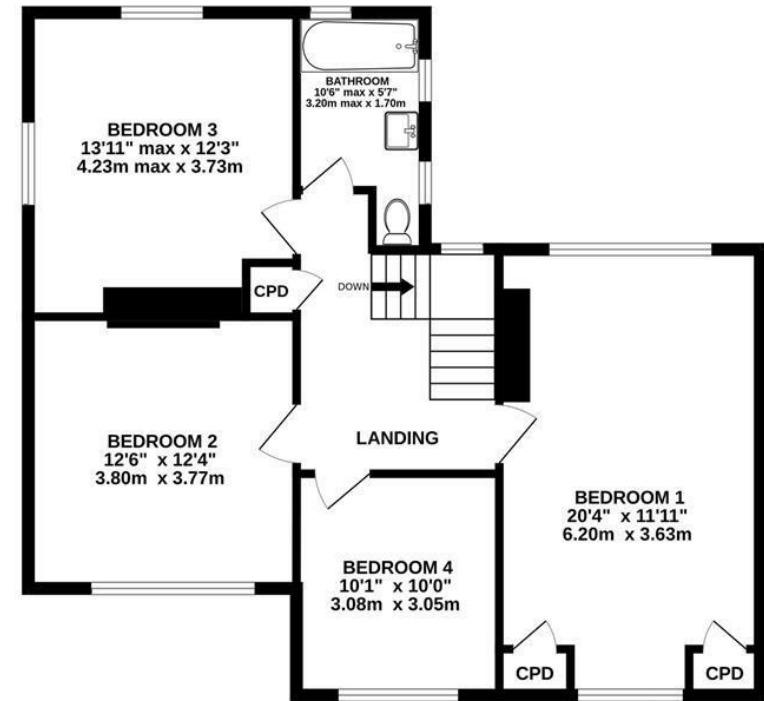




GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



THE FLOOR AREAS GIVEN EXCLUDE THE GARAGE AND THE STORM PORCH

TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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. Please note that the stated floor area *may* include the garage and other areas outside the living space. 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.



TENURE

FREEHOLD

COUNCIL TAX

Band - G

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, O2 claims to provide 5G.

LOCAL AUTHORITY

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

Tel: 01462 474000

www.north-herts.gov.uk

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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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www.charterwhyman.co.uk