



12 Farthing Drive • Letchworth Garden City • Hertfordshire • SG6 2TR

Guide Price £750,000

Charter Whyman

TOWN & VILLAGE HOMES



WELL EXTENDED MODERN FAMILY HOME OUTSTANDING GROUND FLOOR ACCOMMODATION ATTRACTIVE GARDEN PLOT

THE PROPERTY

This attractive modern detached house has been exceptionally well extended on the ground floor to provide spacious family accommodation. The sitting room is open to the dining room and the breakfast/family room is open-plan with the well fitted kitchen. A utility room, cloakroom/WC and the attached double garage and store room complete the ground floor. On the first floor, the four bedrooms are served by a well appointed family bathroom.

Constructed of cavity brickwork under a tiled roof, the house benefits from uPVC double-glazed windows and gas fired central heating. The cloakroom and bathroom have underfloor electric heating.

THE OUTSIDE

The house stands in a good plot measuring approximately 134' by 60' (40.8m x 18.5m) overall. The front garden is laid to lawn with herbaceous borders and ornamental shrubs. The herringbone brick paved drive provides off-street parking and leads to the attached double garage.

A gate to the side leads to the rear garden, which faces principally west, is some 52' (15.8m) in depth and wraps around the side of the house where a large paved patio is to be found outside the dining room. The garden is laid to lawn with paved patios, pergola, ornamental pond, herbaceous beds and borders and ornamental shrubs, conifers and trees. Timber garden shed.

THE LOCATION

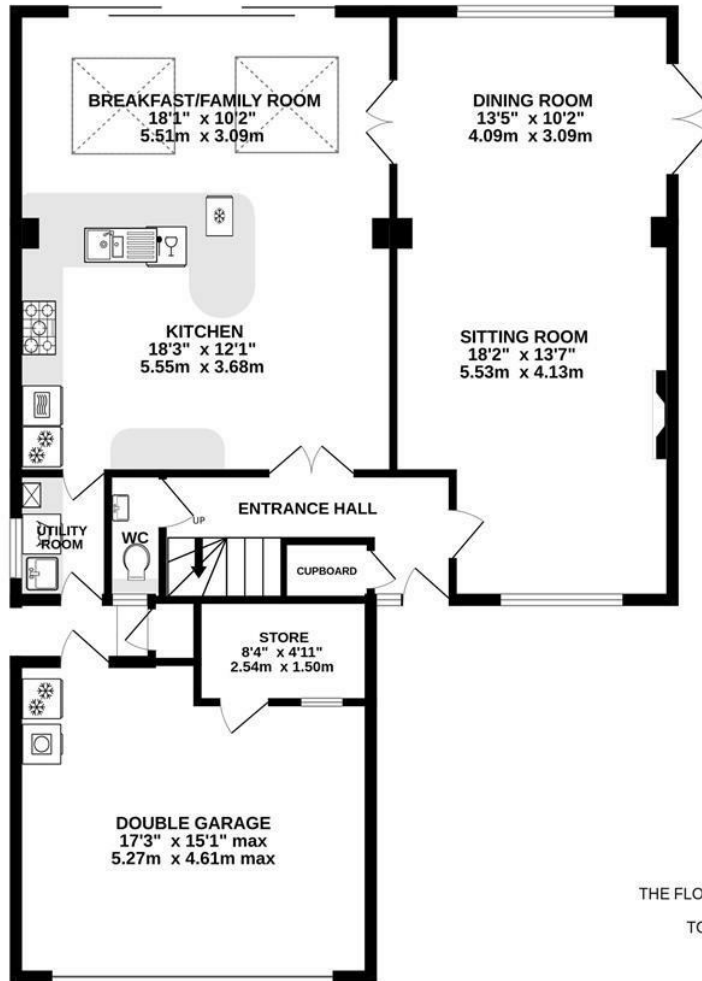
The house is located in the popular Lordship area on the south side of the town, a mile and a half from the centre and a mile and three-quarters from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with services running regularly throughout the 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 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. The highly regarded Lordship Farm Primary School is just half a mile away.

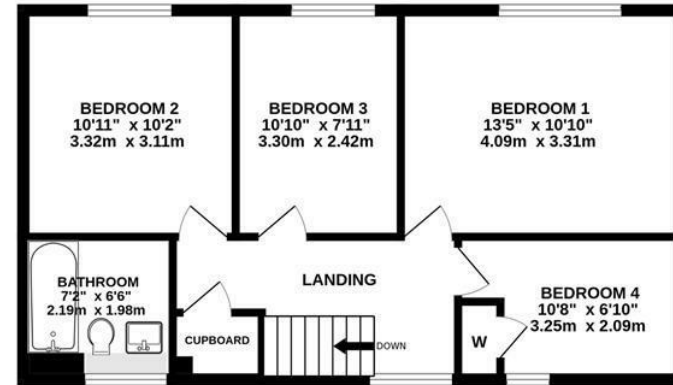




GROUND FLOOR
1193 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



THE FLOOR AREA INCLUDES THE DOUBLE GARAGE AND STORE

TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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 - E

EPC RATING

Band - C

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.

TENURE

Freehold

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