



33 South View • Letchworth Garden City • Hertfordshire • SG6 3JJ

Guide Price £975,000

Charter Whyman

TOWN & VILLAGE HOMES





CLASSIC EARLY GARDEN CITY HOME MANY ATTRACTIVE ORIGINAL FEATURES EXCELLENT PLOT & PRIME LOCATION

THE PROPERTY

This substantial detached house is a true classic of Garden City design, laid down by Parker and Unwin, the lead architects of the Garden City project.

This impressive property has been classified as a 'Home of Special Interest' by the Letchworth Heritage Foundation, retains its original character and would amply reward further updating, allowing the buyer to create an outstanding home. An interesting feature is that the front door was originally intended to be on the side and it was only decided to change it so that it faced the road at the last minute. The result is an attractive external alcove on the ground floor with an intriguing internal balcony above overlooking the stairwell. The ground floor principally provides four reception rooms, kitchen, shower room and cloakroom/WC. Upstairs are four good bedrooms, bathroom and separate WC.

The house benefits from replacement uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The house stands in a fine plot measuring approximately 144' by 57' (43.9m x 17.3m) overall, set behind a dwarf wall with the front garden laid to lawns with herbaceous borders and ornamental shrubs. There is a herring-bone brick paved path to the front door and the matching driveway provides off-street parking, leads to the car port and on through to the detached garage to the rear.

There is access to the pleasing south-west facing rear garden, which is some 80' (24.5m) in depth and laid to lawn with crazy paved patio, herbaceous beds and borders, apple trees and ornamental shrubs and trees. There is a second paved patio to the rear of the garden room, which can be completely covered by the electrically powered awning mounted above the patio doors, a delightful feature on a sunny day. Timber garden shed.

THE LOCATION

South View is one of the most highly regarded residential roads in Letchworth Garden City. It is just a quarter of a mile to the south of the town centre and the house is within half 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 28 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is just 1.7 miles away by car.

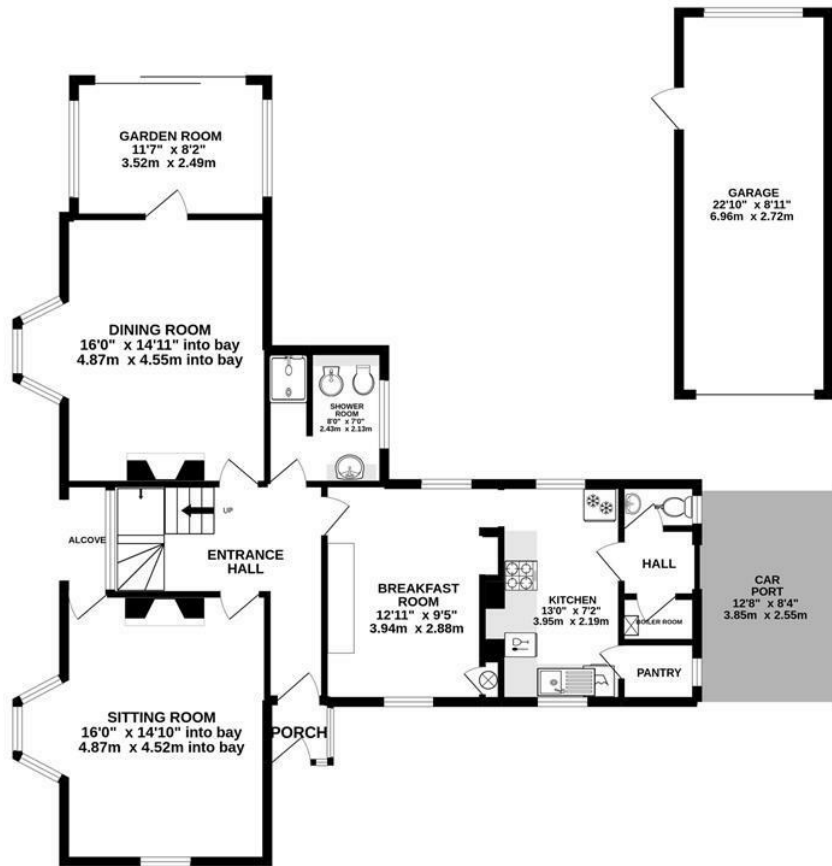
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and open green spaces. St Francis College is within a quarter of a mile and St Christopher School is half a mile away.



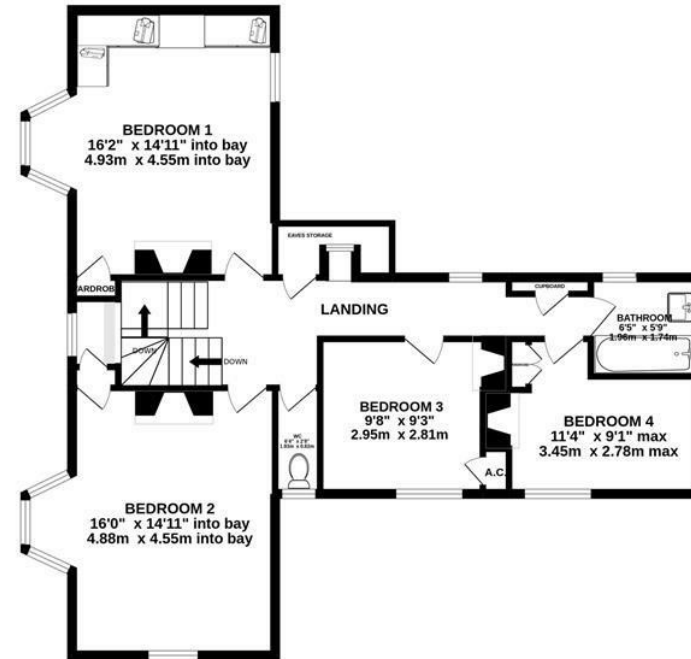




GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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.



EPC RATING

Band - E

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

TENURE

FREEHOLD

LOCAL AUTHORITY

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

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - G

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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