



61 Gernon Road • Letchworth Garden City • Hertfordshire • SG6 3HS

Guide Price £740,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE TRADITIONAL GARDEN CITY SEMI EXTENDED TO PROVIDE SPACIOUS FAMILY ACCOMMODATION VERY CONVENIENT CENTRAL LOCATION

THE PROPERTY

This traditional Garden City semi retains much of its original charm and character, whilst having been updated and well extended on the ground floor and into the loft space. It now provides spacious family accommodation with a splendid open-plan sitting/dining room as the centrepiece. A play room, cloakroom/WC, utility room and a modern kitchen complete the ground floor. There are three good bedrooms on the first floor, together with a family bathroom. The master suite with bedroom and shower room is on the second floor.

The house, constructed of solid brickwork with cavity brickwork extension, rendered externally, under a tiled roof (the single-storey extension has a flat roof), benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The house stands in a good plot measuring approximately 140' by 33'9" (42.9m x 10.3m) overall with a laurel hedge to the front. The front garden is laid to lawn with herbaceous borders and ornamental shrubs and rose bushes. The driveway provides off-street parking.

A gate to the side leads to the south facing rear garden, which is some 80' (24.3m) in length and laid to lawn with paved patio, herbaceous beds and borders and ornamental shrubs and trees, including lilac and silver birch. Substantial timber garden shed/store/workshop, approximately 13'10" x 7' (4.23m x 2.1m).

THE LOCATION

The property enjoys a very convenient location in the Letchworth Conservation Area on the south-east corner of the town centre and within a third of a mile of the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1 (M) is only a mile and a half away by car.

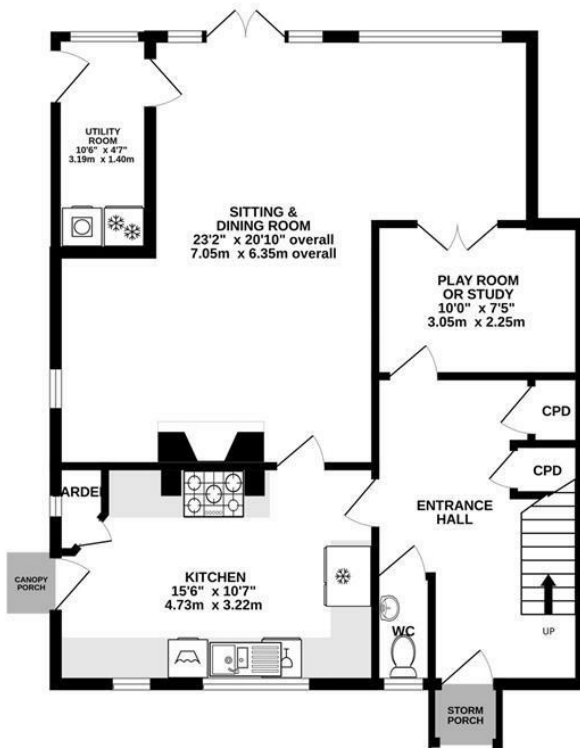
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent shops, schools, green open spaces and other leisure facilities, including a theatre/cinema.



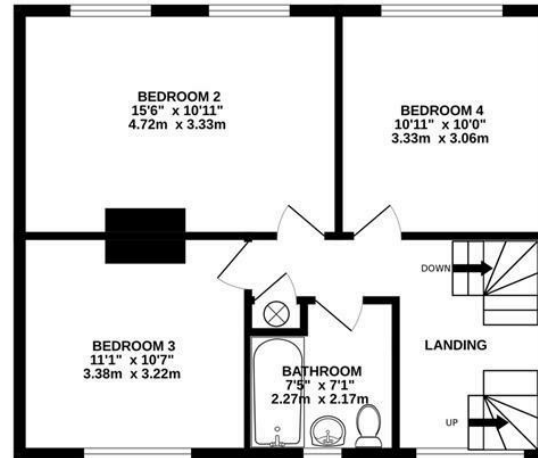




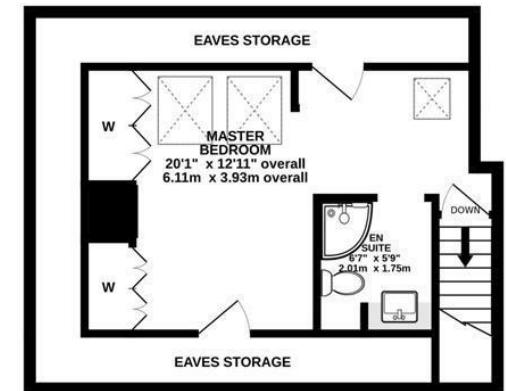
GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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.

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TENURE

FREEHOLD

COUNCIL TAX

Band - D

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.

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.

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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