



40 Croft Lane • Letchworth Garden City • Hertfordshire • SG6 1AP

Guide Price £1,100,000

Charter Whyman

TOWN & VILLAGE HOMES





# SPACIOUS INDIVIDUAL DETACHED FAMILY HOME OF STUNNING QUALITY PLOT OF A THIRD OF AN ACRE

## THE PROPERTY

This remarkably spacious modern family home of stunning quality can only be fully appreciated by viewing internally. There are three generously proportioned reception rooms, a fine modern kitchen, utility room and cloakroom/shower/WC on the ground floor. A boot room links the house to the pair of garages.

On the first floor, the light and spacious landing provides access to the study to the rear, which in turn has doors to two of the bedrooms. Also accessed from the landing are a third double bedroom, the family bathroom and the master suite with dressing room, bedroom and impressive bathroom with both shower and bath.

The house benefits from uPVC double-glazed windows and doors (the tri-fold double-glazed doors from the sitting room have metal frames) and gas fired central heating. The property is of cavity wall construction under a tiled roof; the rear portion of the sitting room has a flat roof.

## THE OUTSIDE

The house is set in a plot extending to over a third of an acre and measuring approximately 150' by 134' (45.7m x 40.9m) overall. The open-plan front garden is laid to lawn with herbaceous beds and ornamental trees, conifers and shrubs, including a magnolia. The "in-and-out" coach drive provides ample off-street parking and leads to the pair of garages.

A five-bar gate opens to the attractive rear garden, which wraps around the house and has a maximum depth of some 54'9" (16.7m). It is laid to lawn with paved patios, herbaceous borders, fruit trees and ornamental shrubs and trees. In addition to the garden studio, currently used as a gym, but equally suited to a variety of other uses, there is a timber garden shed.

A private vehicular right-of-way in favour of the single property to the rear runs along the eastern boundary.

## THE LOCATION

The house is pleasantly situated at the eastern end of sought-after Croft Lane overlooking Norton Pond and green belt countryside and farmland. The centre of Norton, one of the three ancient villages absorbed by the Garden City lies just a third of a mile to the east with its primary school, historic parish church and Three Horseshoes pub. The town centre and mainline railway station are located a mile and a quarter to the south-west. 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 two and a half miles away by car, as is Junction 10.

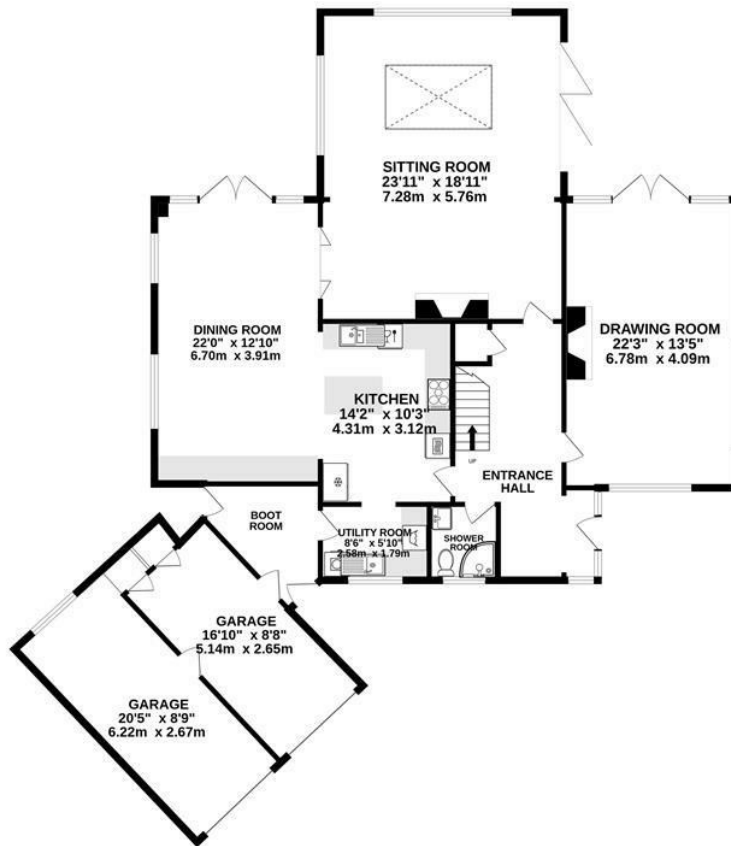
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent shops, leisure facilities, schools and green open spaces.







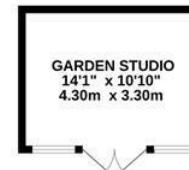
GROUND FLOOR  
1417 sq ft. (131.6 sq.m.) approx.



1ST FLOOR  
1065 sq ft. (99.0 sq.m.) approx.



GARDEN STUDIO  
153 sq ft. (14.2 sq.m.) approx.



THE FLOOR AREAS EXCLUDE THE GARAGES, BOOT ROOM & GARDEN STUDIO

TOTAL FLOOR AREA : 2482sq.ft. (230.6 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. 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 - G

**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](http://www.north-herts.gov.uk)

**VIEWING APPOINTMENTS**

All viewing and negotiations strictly through Charter Whyman.

**EPC RATING**  
Band - C

**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](http://www.letchworth.com)



**Charter Whyman**

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