



48 Whitethorn Lane • Letchworth Garden City • Hertfordshire • SG6 2DJ

Guide Price £620,000

Charter Whyman

TOWN & VILLAGE HOMES





WELL EXTENDED MODERN SEMI GARDEN STUDIO/WORKSHOP POPULAR LOCATION

THE PROPERTY

This modern semi has been well extended on the ground floor to provide a spacious and versatile family home. The centrepiece is an impressive semi-open-plan area providing a fine family/garden room overlooking the rear garden, a study or play room and a modern kitchen. A separate sitting room and cloakroom/WC complete the ground floor accommodation. There are three double bedrooms and a well-appointed bathroom, with both shower and bath, on the first floor.

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

THE OUTSIDE

The house is set back from the road in a plot measuring approximately 218'6" by 35' (66.6m x 10.75m) overall. The front garden is laid to lawn with a herring-bone brick paved driveway and forecourt providing off-street parking. The drive runs along the side of the house to the detached garage with power operated door.

The rear garden is some 147' (44.87m) in length and laid to lawn with paved patio, an area of decking with a pergola above, herbaceous beds and borders, pear tree and ornamental shrubs and trees. The garden studio is currently used as a workshop/store and, in addition, there is a timber garden shed.

THE LOCATION

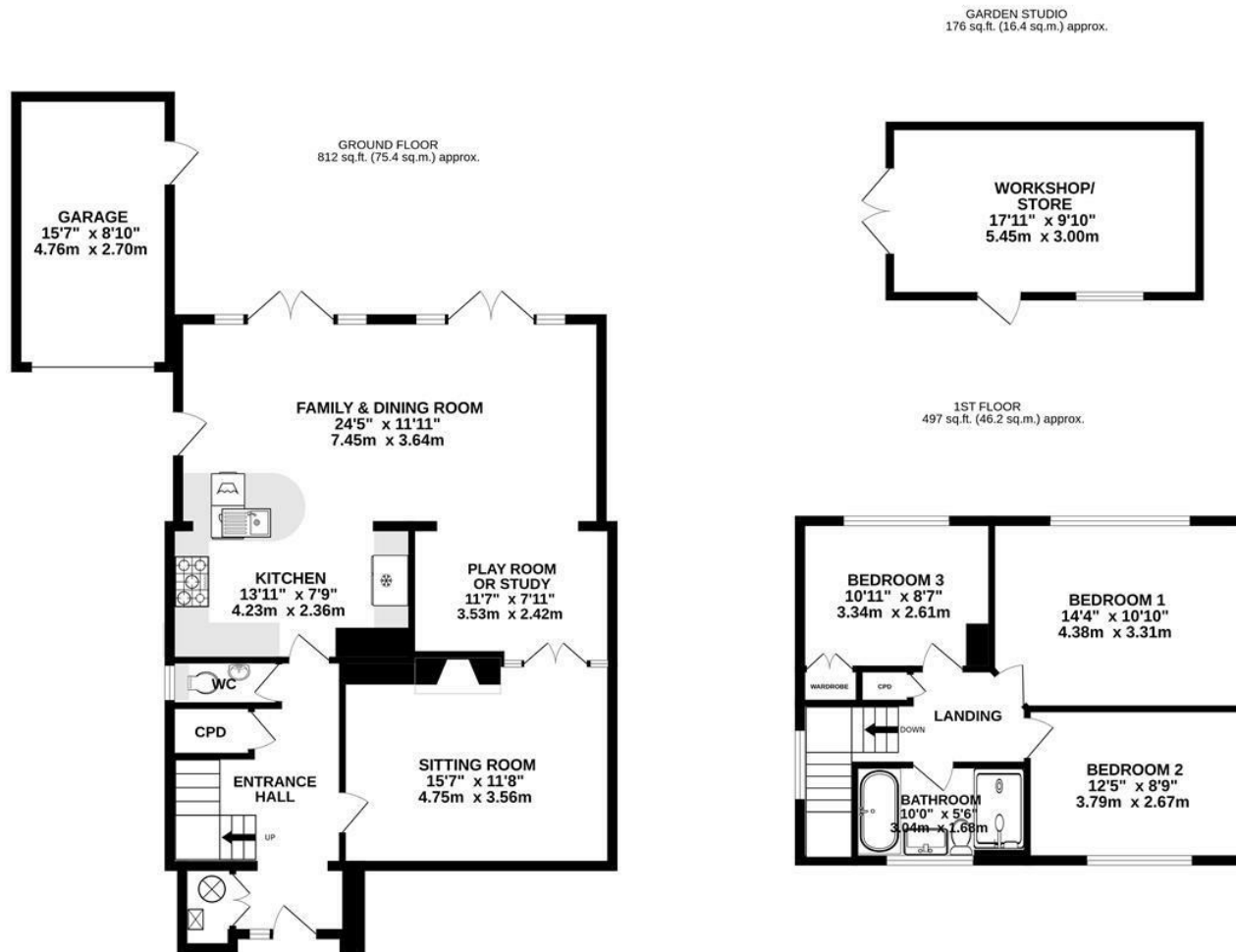
The house is pleasantly situated just a mile to the south of the town centre and mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1 (M) is only three-quarters of 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. It provides excellent shops, schools, green open spaces and other leisure facilities, including a theatre/cinema. Both the Lordship Farm Primary School and the St Christopher School are within half-a-mile.









THE FLOOR AREA DOES NOT INCLUDE THE GARAGE OR THE GARDEN STUDIO

TOTAL FLOOR AREA : 1308sq.ft. (121.5 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 - 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