



25 Norton Way North • Letchworth Garden City • Hertfordshire • SG6 1BX

Guide Price £950,000

Charter Whyman

TOWN & VILLAGE HOMES





FINE EARLY GARDEN CITY FAMILY HOME

ATTRACTIVE GARDEN PLOT OF NEARLY A QUARTER OF AN ACRE

SPLENDID LOCATION BACKING ON TO NORTON COMMON

THE PROPERTY

This fine example of the early Garden City style dates from 1906. Built to a design by the architects Barrett & Driver and approved by the lead architects of the Garden City project, Parker & Unwin, the house has the distinction of being designated a 'Home of Special Interest' by the Letchworth Heritage Foundation. Constructed of solid brickwork with later cavity brickwork extensions, all rendered externally, under a mainly clay tiled roof, the house benefits from sealed unit double-glazing and gas fired central heating.

A spacious family home, the detached house retains its original charm and character and has been well extended, updated and improved. The generously proportioned sitting room is open-plan with the dining or garden room, the second reception room can be used as a family room, dining room or study and there is a fine and bright modern kitchen/breakfast room. The ground floor is completed by a cloakroom/WC and utility room. There are three double bedrooms on the first floor plus a fourth small double or generous single, currently used as a study. The master bedroom has an en suite bathroom, the other bedrooms being served by a family bathroom and an additional shower.

THE OUTSIDE

The house stands in a fine plot extending to 0.22 acre, measuring approximately 198' by 44' (60.5m x 13.6m) overall. A hedge separates the property from the road and the front garden is laid to lawns with herbaceous beds and borders and ornamental shrubs and trees. The shingle driveway provides off-street parking and leads to the attached garage.

A gate to the side of the house leads to the impressive and attractive west facing rear garden, which is some 134' (40.8m) in length and backs on to the 63-acre Norton Common. The garden is laid to lawn with paved patio, herbaceous beds and borders, ornamental shrubs and rose bushes, espalier fruit trees, ornamental pond with waterfall, fine trees including silver birch, magnolia and ash and soft fruit plot. Timber garden shed/workshop 11'6" x 7'6" (3.5m x 2.31m) and timber frame greenhouse.

THE LOCATION

The house is conveniently located in this highly regarded residential road just to the north-east of the town centre, backing on to Norton Common, and within two-thirds of a mile from 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 2.1 miles away by car.

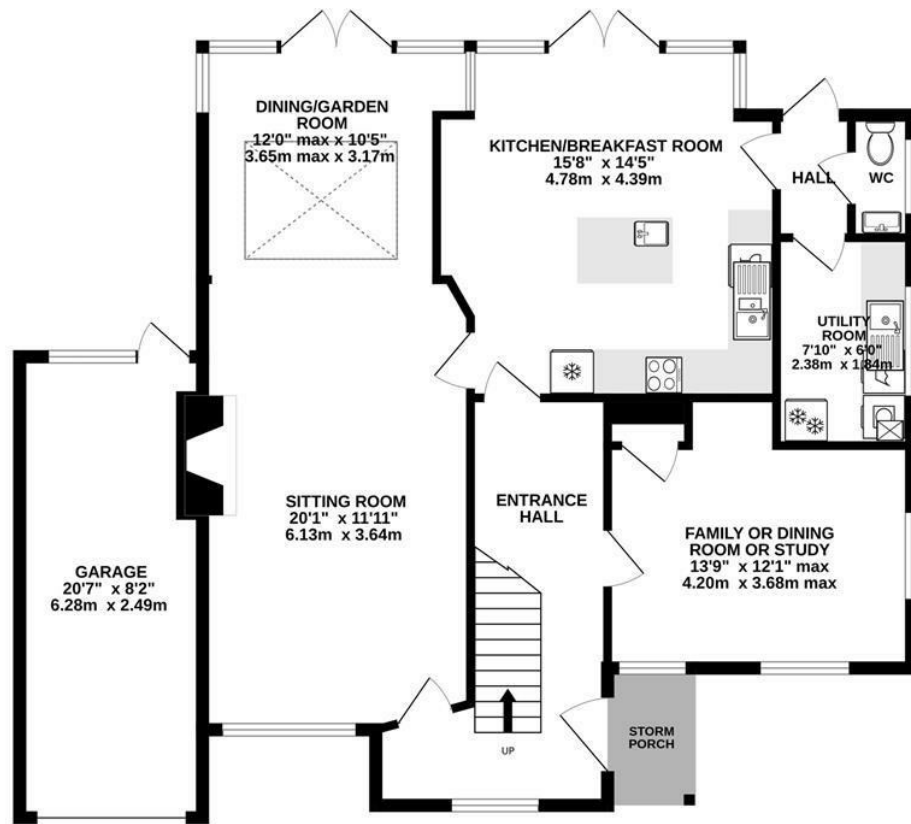
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent shops, schools, leisure facilities, including a theatre/cinema, and green open spaces,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



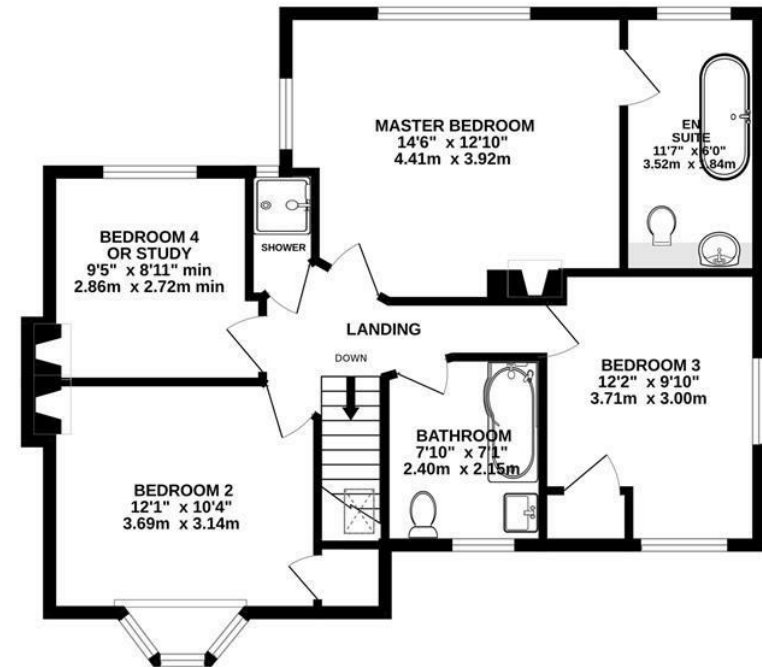




GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.2 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1639 sq.ft. (152.2 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

LEASEHOLD: 990 years from 1970 with 936 years remaining. No Ground Rent.

COUNCIL TAX

Band - F

EPC RATING

Band - E

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

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

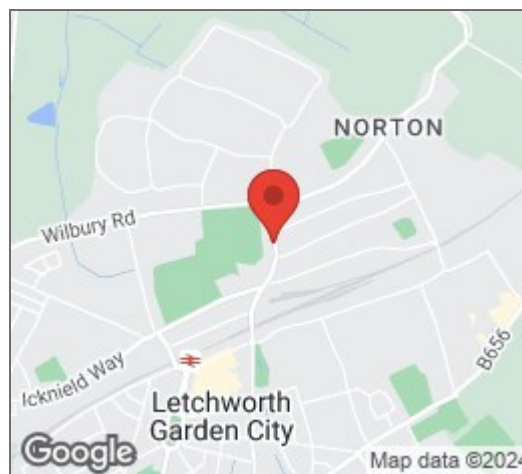
To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

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www.north-herts.gov.uk

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VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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