



148 Wilbury Road • Letchworth Garden City • Hertfordshire • SG6 4JD

Guide Price £825,000

Charter Whyman

TOWN & VILLAGE HOMES





INTRIGUING SINGLE STOREY HOME ORIGINALLY A 1905 EXHIBITION COTTAGE AWARD WINNING 2005 EXTENSION

THE PROPERTY

The original front section of this interesting property was an entry in the Cottage Exhibition of 1905 by The Darlington Construction Company Ltd. In 2005, the property was completely refurbished and a rear section added of such quality that it merited a Design Award from the Letchworth Garden City Heritage Foundation. The result is a spacious and very well presented detached single-storey home with flexible accommodation equally suitable for a family or a very comfortable retirement.

The very generously proportioned sitting room is matched by an equally impressive kitchen/dining room and the living area is completed by a conservatory and utility room. The dormitory wing provides a master bedroom with its own en suite shower room and walk-in wardrobe, two further double bedrooms, a fourth bedroom or study, a well-appointed bathroom and an additional shower.

The bungalow benefits from gas fired central heating and sealed unit double-glazing throughout. The property is of timber construction under an artificial slate roof; the construction may limit the choice of lender should a mortgage be required - please ask for further information.

THE OUTSIDE

The property is set back from the road in a fine plot extending to nearly a third of an acre and measuring approximately 208' by 63' (63.5m x 19.4m) overall. A laurel hedge screens the property from the road and the front garden is laid to lawns with herbaceous beds and borders, ornamental shrubs and conifers and mature trees. The shingle driveway provides ample off-street parking which leads to the detached double garage with twin power operated doors to the front and double doors to the rear.

The delightful rear garden is some 80' (24.6m) in depth and laid to lawn with paved patio, ornamental pond with waterfall, herbaceous beds and borders, fruit trees and ornamental shrubs and conifers. Timber summerhouse and garden shed.

THE LOCATION

The property is pleasantly located within the Letchworth Conservation Area, overlooking the 63-acre Norton Common, which is all that separates it from the town centre and it is only three-quarters 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 two and a half miles away by car and Junction 10 is just 3.2 miles distant.

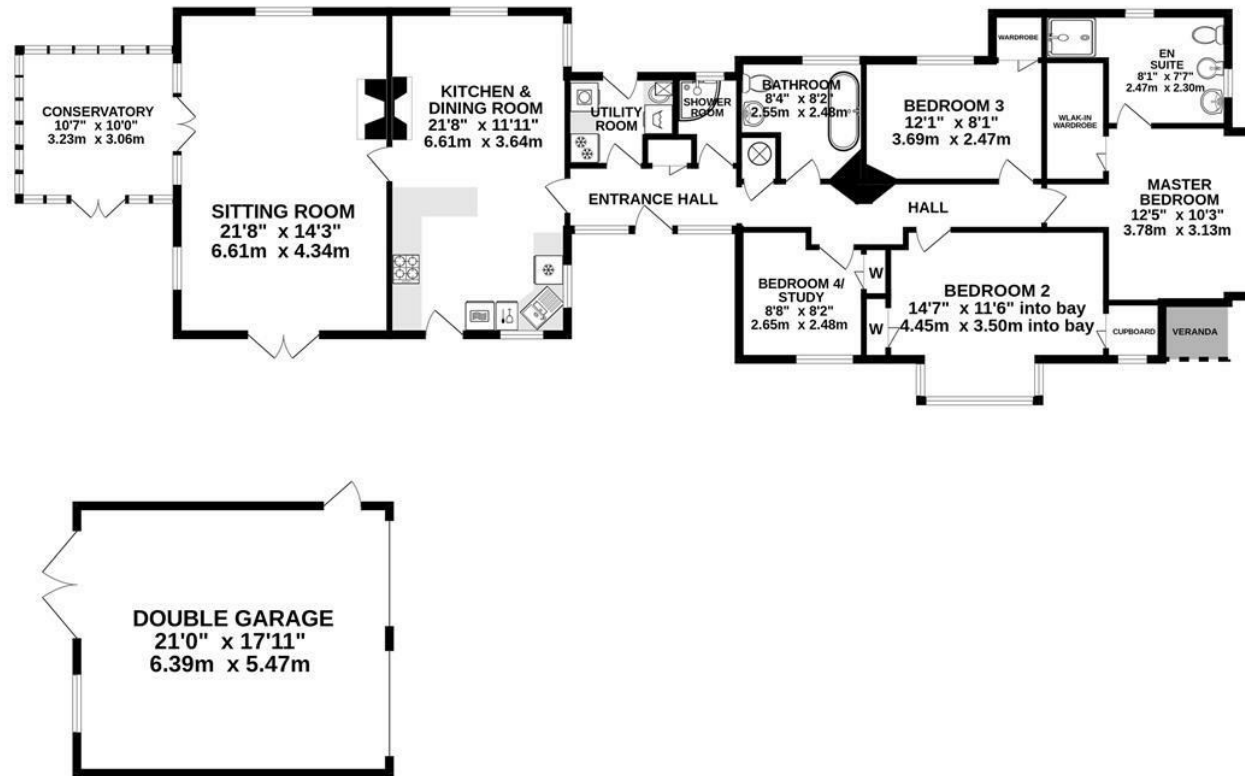
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent shops, leisure facilities, schools and green open spaces, of which Norton Common is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







GROUND FLOOR
1885 sq.ft. (175.1 sq.m.) approx.



THE FLOOR AREA EXCLUDES THE DOUBLE GARAGE & VERANDA

TOTAL FLOOR AREA : 1492sq.ft. (138.6 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 - F

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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