



15 Rookes Close • Letchworth Garden City • Hertfordshire • SG6 2SN

Guide Price £775,000

Charter Whyman

TOWN & VILLAGE HOMES





## SPACIOUS MODERN DETACHED FAMILY HOME WITH SUPER OPEN-PLAN KITCHEN/BREAKFAST ROOM, DINING ROOM & FAMILY ROOM SOUGHT AFTER LOCATION

### THE PROPERTY

Dating from 1970, this modern detached house has been extended, updated and improved to form a fine family home. The open-plan kitchen/breakfast room, dining room and family room provide an outstanding centre of operations for modern family life and are complemented by a good sitting room, study and utility room. The tri-fold doors from the kitchen to the rear garden are an attractive feature.

The master suite comprises bedroom, bathroom and dressing room and the other three bedrooms are served by a well appointed family shower room with huge walk-in shower.

Constructed of insulated cavity brickwork under a tiled roof (the garage and study are under a flat roof), the house benefits from uPVC double-glazed windows and gas fired central heating with additional electric underfloor heating to the kitchen, utility and study.

### THE OUTSIDE

The house stands at the head of a residential close in a plot measuring approximately 81' by 43' (24.8m x 13.2m) overall. The house is screened by a hedge with a brick paved forecourt which provides good off-street parking and leads to the attached garage.

The rear garden is some 34' (10.5m) in depth and laid to lawn with paved patios, herbaceous borders, ornamental shrubs and mature silver birch tree. Gate to open green to the rear, which provides a pleasantly open aspect.

### THE LOCATION

Rookes Close enjoys a pleasant location in the popular Lordship area on the favoured south side of the town. No 15 is less than a mile and a half from the main shopping centre and within a mile and three-quarters of the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1(M) is just 1.4 miles away by car.

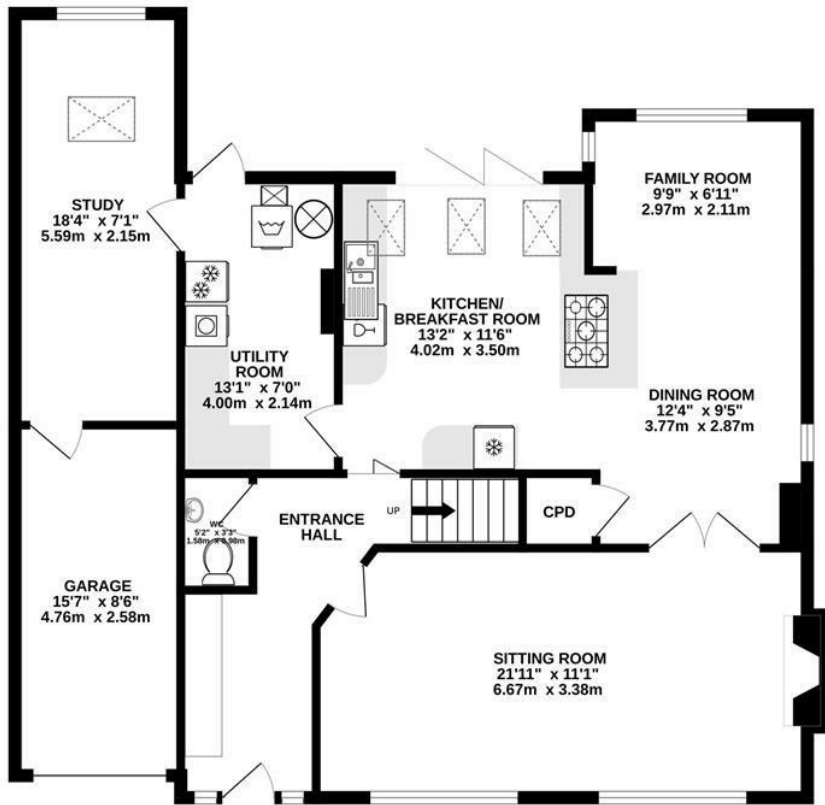
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and open green spaces. The highly regarded Lordship Farm JMI School is less than half a mile away.



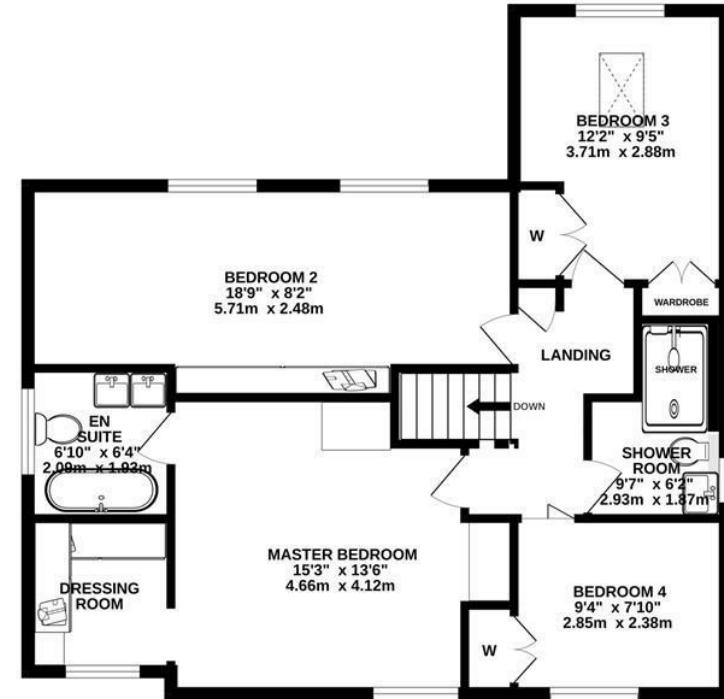




GROUND FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



THE FLOOR AREA INCLUDES THE GARAGE  
TOTAL FLOOR AREA : 1809 sq.ft. (168.1 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.



## TENURE

LEASEHOLD: 999 year term with 945 years remaining. Ground Rent: £5 pa.

## 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

## 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 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

Tel: 01462 530350  
[www.letchworth.com](http://www.letchworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)