



28a Glebe Road • Letchworth Garden City • Hertfordshire • SG6 1DR

Guide Price £650,000

Charter Whyman

TOWN & VILLAGE HOMES





EXCEPTIONALLY WELL EXTENDED, UPDATED & IMPROVED FAMILY HOME SUPER 235' LONG PLOT WITH GARDENS FRONT AND REAR BEAUTIFULLY PRESENTED

THE PROPERTY

This attractive bay-fronted 1930s style semi has been exceptionally well extended, updated and improved to form a fine family home. The three bedrooms share a dressing room/study, which also could provide space for a shower room or stairs to a future loft conversion. The first floor is completed by a well fitted modern bathroom.

On the ground floor provides a pleasant bay fronted sitting room and full-width dining room, but the centrepiece of this home is undoubtedly the superb open-plan kitchen and family room with wide-opening double-glazed folding doors to the rear garden.

Constructed of insulated cavity brickwork under a tiled roof, the house benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The house is set some 92' (28m) back from the road in an outstanding sloping plot with an overall length of about 235' (71.5m). The front garden slopes up to the house and is laid to lawn with ornamental shrubs and trees. A stone chipping parking area provides good off-street parking.

A gate to the side of the house leads to the pleasant rear garden which is some 94' (28.5m) in length. There are steps up to the lawn from the paved patio adjoining the house, herbaceous borders, second paved patio and fruit tree.

Insulated garden studio, currently used as a home office, with electric underfloor heating and internet connection. Timber garden shed/workshop.

THE LOCATION

Conveniently located at the town end of Glebe Road and within the Letchworth Conservation Area, the property is just three-quarters of a mile from the town centre and mainline railway station. Letchworth Garden City is on London to Cambridge mainline with the fastest service to King's Cross taking just 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is 2.2 miles away by car.

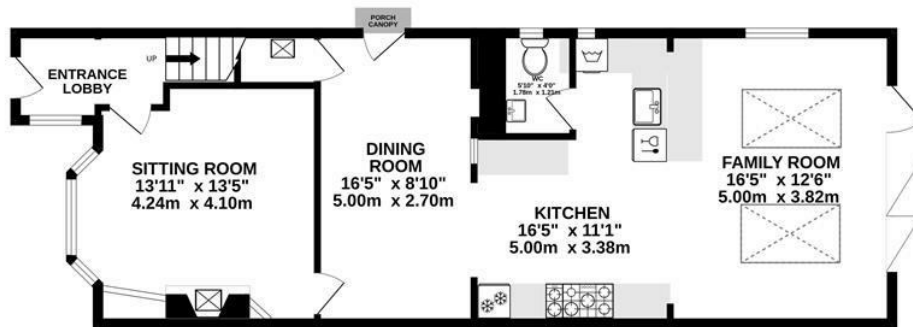
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent schools, shops, leisure facilities and green open spaces, the most notable of which, the 63-acre open space of Norton Common, is within a quarter of a mile of the house.



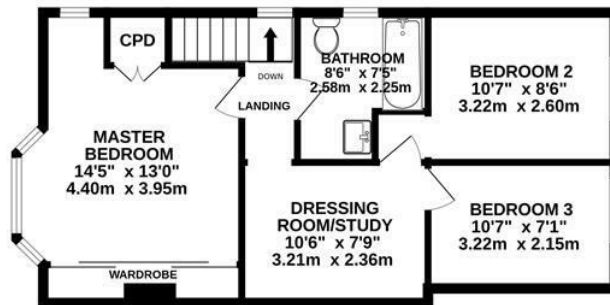
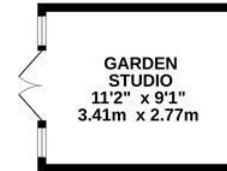




GROUND FLOOR
753 sq. ft. (70.0 sq.m.) approx.



OUTBUILDINGS
214 sq. ft. (19.9 sq.m.) approx.



1ST FLOOR
529 sq. ft. (49.1 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARDEN STUDIO & WORKSHOP

TOTAL FLOOR AREA : 1281sq.ft. (119.0 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

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, some claim to provide 5G.

COUNCIL TAX

Currently Band D, but subject to an improvement indicator. The banding may be revised following a sale.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

VIEWING APPOINTMENTS

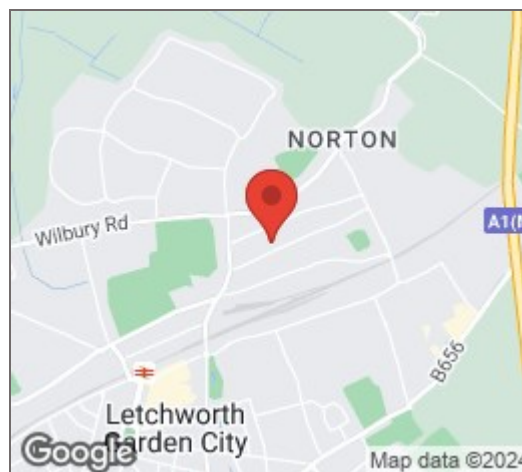
All viewing and negotiations strictly through Charter Whyman.

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



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