



18 Earlsmead • Letchworth Garden City • Hertfordshire • SG6 3UE

Guide Price £795,000

Charter Whyman

TOWN & VILLAGE HOMES











## SPACIOUS DETACHED FAMILY HOME DELIGHTFUL GARDENS SOUGHT AFTER LOCATION

### THE PROPERTY

This generously proportioned modern detached house has been well extended to provide excellent family accommodation. There are separate sitting and dining rooms, a family room, study, cloakroom/WC, L-shaped kitchen/breakfast room and utility room on the ground floor. The first floor provides four good bedrooms, the master having its own en suite bathroom, which boasts both shower and bath. The second bedroom has 'Jack & Jill' access to the very well-appointed family bathroom, which can also be accessed from the landing and has a large walk-in shower and a corner bath.

Constructed of cavity brickwork with external cladding to the first floor and under a tiled roof, the house benefits from uPVC double-glazed windows and gas fired central heating.

### THE OUTSIDE

The house stands elevated above the close behind an attractively designed front garden laid to lawn with herbaceous beds and borders, ornamental shrubs and a fine silver birch. The concrete driveway provides good off-street parking and leads to the detached garage with power operated up-and-over door.

A gate between the house and garage leads to the delightful rear garden, which is some 42' (12.8m) in depth with a walled and paved patio adjoining the house, steps up to the lawn, herbaceous beds and borders well stocked with ornamental shrubs and conifers.

The plot measures approximately 108' by 57' (32.8m x 17.4m) overall and backs on to the green open area of the 3 Par Golf Course.

### THE LOCATION

The house is very pleasantly situated in the popular Manor Park area on the south side of Letchworth, Just a mile and a quarter 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 only 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is a mile and a half 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. Letchworth Golf Club is within half a mile.





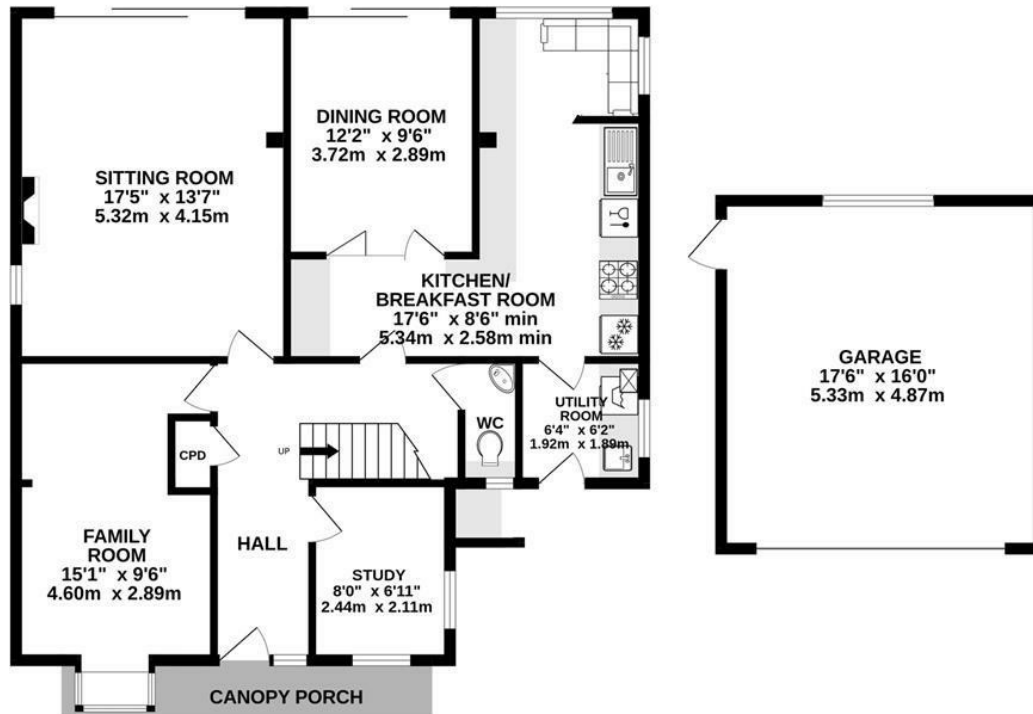




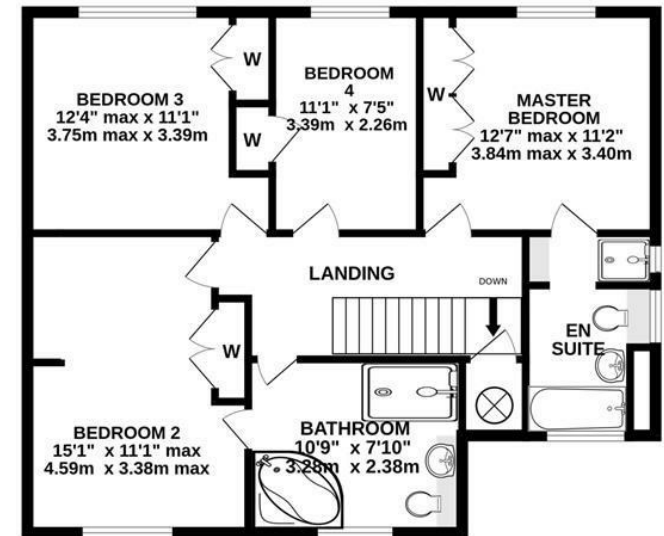




GROUND FLOOR  
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR  
779 sq.ft. (72.3 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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 year term from 1970 with 936 years remaining. Ground Rent: £5 pa.

## COUNCIL TAX

Band - F

## EPC RATING

Band - C

## 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.

## 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)