



15 Woodhurst • Letchworth Garden City • Hertfordshire • SG6 4LX

Guide Price £350,000

Charter Whyman

TOWN & VILLAGE HOMES



## SMARTLY PRESENTED MODERN HOME ATTRACTIVE PRIVATE GARDEN VERSATILE GARDEN STUDIO

### THE PROPERTY

This very smartly presented modern home boasts a very spacious extended sitting/dining room with oak flooring and wood-burning stove, a kitchen recently refitted to a high standard and a utility room. The first floor provides two double bedrooms, both with built-in wardrobes, a well-appointed bathroom and a separate WC.

The fully insulated garden studio (the former garage) adds a versatile extra dimension to the property.

The house is constructed of insulated cavity brickwork under a tiled roof and benefits from uPVC double-glazed windows and gas fired central heating.

### THE OUTSIDE

The stands on a corner plot measuring some 95' by 38' (28.9m x 11.7m) overall. The open plan front garden is laid to lawn with ornamental tree and slate chipping bed. The concrete driveway provides off-street parking and leads to the former garage (now the garden studio).

The pleasantly private 'rear' garden is to the right-hand side of the house. Whilst not large, this is an absolute delight, measuring approximately 30' by 26' (9.2m x 7.98m) and laid to lawn with a paved patio, herbaceous beds and borders, ornamental conifers and shrubs, including a fine Japanese acer, an area of decking and an ornamental pond. In addition to the garden studio, there is a timber shed/workshop 7'6" x 5'7" (2.29m x 1.7m) with electric light and power and adjoining garden store.

### THE LOCATION

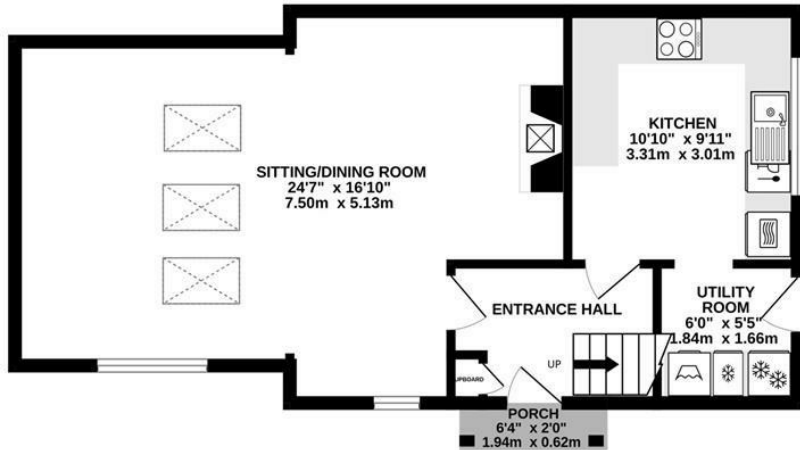
Woodhurst is located just a mile to the north of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is just 2.7 miles away by car; to Junction 10 is 3.5 miles.

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 green open spaces, the most impressive of which, the 63-acre Norton Common, is only a quarter of a mile away. A parade of local shops is also within a quarter of a mile.

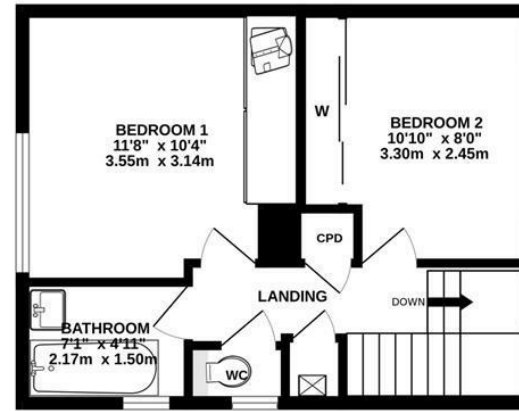




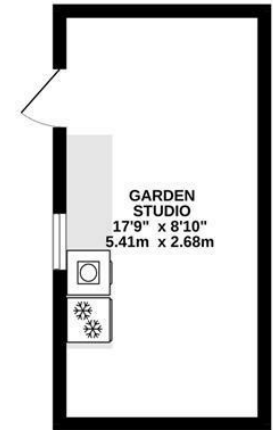
GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR  
156 sq.ft. (14.5 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARDEN STUDIO

TOTAL FLOOR AREA : 887sq.ft. (82.4 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. 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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## COUNCIL TAX

Band - C

## 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.

## TENURE

Freehold

## LOCAL AUTHORITY

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

Tel: 01462 474000  
[www.north-herts.gov.uk](http://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](http://www.letchworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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