



20 Bowyer Drive • Letchworth Garden City • Hertfordshire • SG6 1FX

Guide Price £545,000

Charter Whyman  
TOWN & VILLAGE HOMES











# REMARKABLY SPACIOUS FIVE BEDROOM HOME SUCCESSFUL RE-IMAGINING OF THE GARDEN CITY STYLE VERY SMARTLY PRESENTED

## THE PROPERTY

This remarkably spacious modern semi-detached home is a very successful re-imagining of the Garden City style. Built in 2010, the house provides well-proportioned five bedroom accommodation distributed over three floors. Two of the bedrooms have en suite shower rooms, the rest being served by the family bathroom. The sitting room is complemented by a family room and a spacious re-fitted kitchen/dining room. There is a ground floor cloakroom/WC.

The house is constructed of insulated cavity brickwork, rendered externally, under a tiled roof. The windows are uPVC and double-glazed and central heating is provided by a recently replaced gas fired condensing boiler.

## THE OUTSIDE

The house sits on a basically triangular plot measuring approximately 100' by 51' (30.5m x 15.5m) overall. The neat front garden is screened by a picket fence and a hedge and laid to lawn with herbaceous borders and ornamental shrubs. The brick paved driveway provides off-street parking.

A gate to the side provides access to the south facing rear garden, which is some 25' (7.5m) in length and laid to artificial lawn with paved patio.

The development incorporates a number of green open spaces, is well planted with trees and adjoins the Baldock Road Recreation Ground.

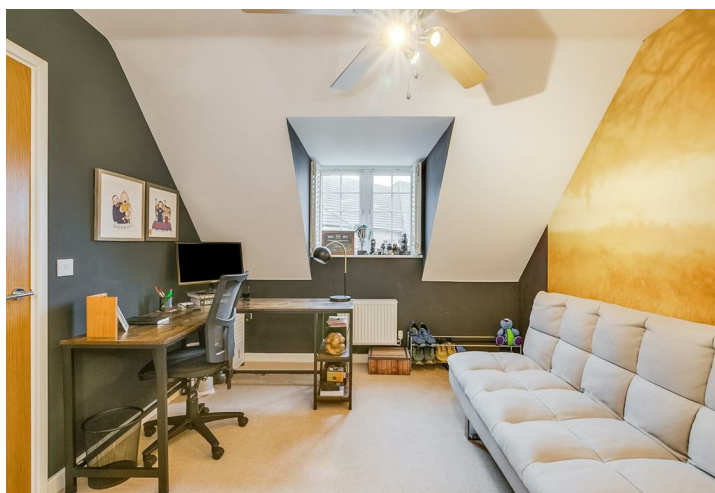
## THE LOCATION

Bowyer Drive is conveniently located just three-quarters a mile to the east of the town centre and within a mile of the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline and regular services run throughout the day. The fastest journey time to London King's Cross takes only 29 minutes; Cambridge is 28 minutes away in the opposite 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 and the town provides excellent schools, shops, green open spaces and leisure facilities. Hillshott Infant School and Nursery is just half a mile away.





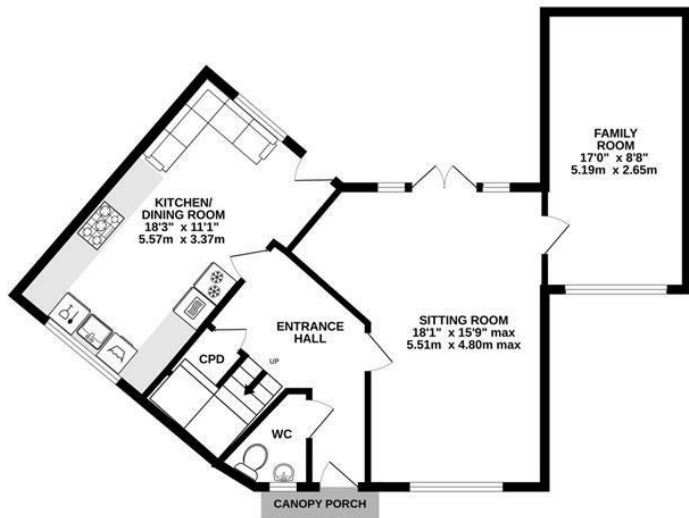




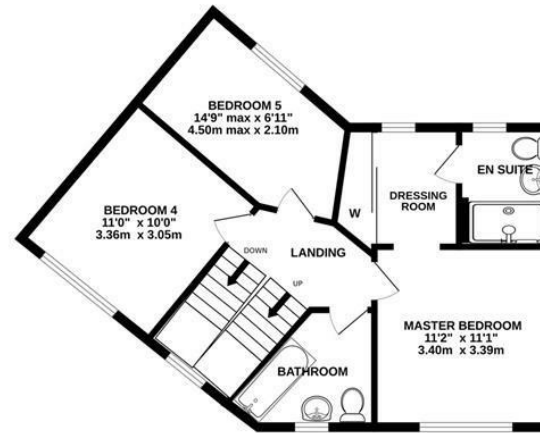




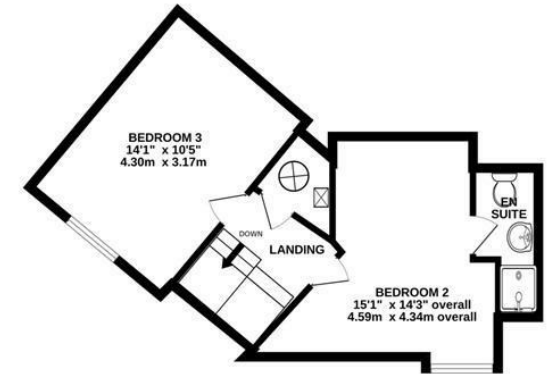
GROUND FLOOR  
693 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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: 999 year lease from 2007 with 982 years remaining. No Ground Rent. Service Charge currently £180 per annum.

## COUNCIL TAX

Band - E

## 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 57 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)