



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

Guide Price £440,000

Charter Whyman

TOWN & VILLAGE HOMES



MODERN DETACHED FAMILY HOME SPACIOUS SITTING ROOM & KITCHEN/DINING ROOM PLEASANT LOCATION

THE PROPERTY

This modern detached family home provides a comfortable sitting room, modern kitchen/dining room, downstairs shower room with WC and laundry area in the attached garage. Upstairs there are three bedrooms, two of which are doubles, and a neatly finished family bathroom.

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

Please note that the property may not currently be furnished as shown.

THE OUTSIDE

The front garden is screened by a hedge and laid to lawn with herbaceous borders and ornamental shrubs. The brick paved driveway provides off-street parking and leads to the attached garage.

A gate to the side leads to the rear garden which is some 42' (12.67m) in length and laid to lawn with paved patio and herbaceous beds and borders. Timber garden shed. Gate to the rear which leads to a communal grass area which can be enjoyed by the owners of the adjoining properties.

THE LOCATION

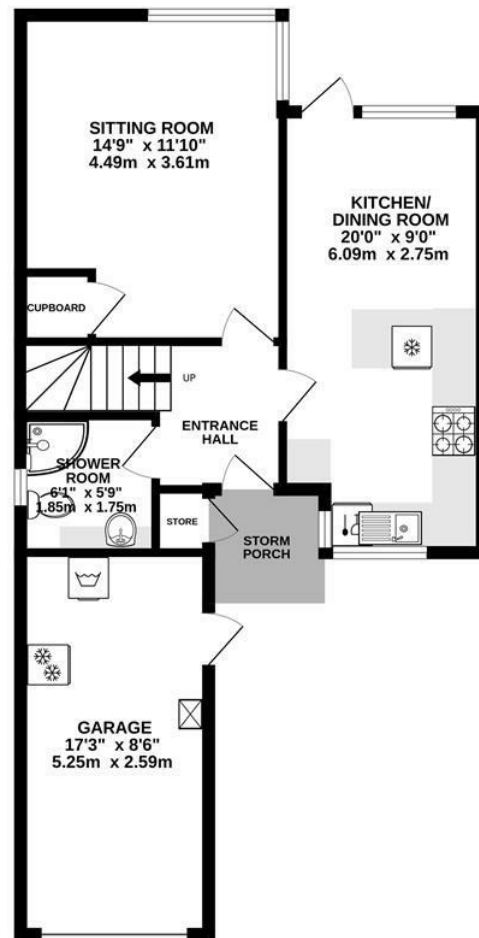
Rookes Close is conveniently located on the favoured south side of the town on the ever popular Lordship Estate, less than a mile and a half from the town centre and just over a mile and a half from Letchworth Garden City mainline railway station. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1 (M) is just over a mile 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. The highly regarded Lordship Farm Primary School is less than half a mile away.

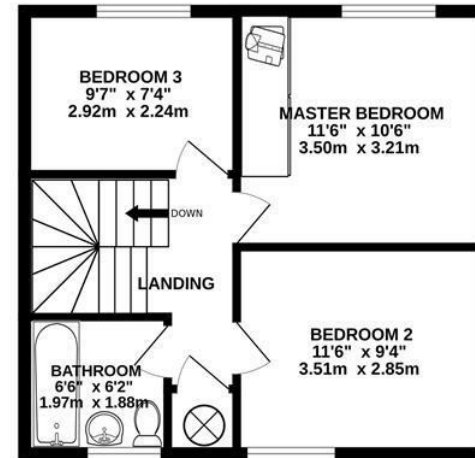




GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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. 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 - E

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

LEASEHOLD: 999 year term from 1970 with 945 years remaining. Ground Rent: nominally £5 pa.

LOCAL AUTHORITY

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

Tel: 01462 474000
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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ
01462 685808

www.charterwhyman.co.uk