



37 Haselfoot • Letchworth Garden City • Hertfordshire • SG6 4DE

Guide Price £645,000

Charter Whyman

TOWN & VILLAGE HOMES





SPLENDIDLY SPACIOUS SEMI-DETACHED HOUSE EXCEPTIONALLY WELL EXTENDED AND REFITTED VERSATILE FAMILY ACCOMMODATION PLUS OFFICE/STUDIO

THE PROPERTY

This attractive inter-War semi has been extended and imaginatively reconfigured and refitted to create an outstanding family home. The centrepiece is the full-width kitchen/breakfast room, open-plan to the dining room, with double tri-fold doors to the rear garden; the dining room also has a tri-fold door to the garden. A sitting room with fireplace, a family room or study and a cloakroom/WC complete the impressive ground floor accommodation. There are four good bedrooms on the first floor with a mezzanine storage area over part of the master, as well as a very well appointed bathroom, boasting both shower and bath.

The house is of insulated cavity brickwork construction, the main roof being tiled, with a flat mineral felt roof to the dining room having. The property benefits from double-glazing and gas fired central heating.

THE OUTSIDE

The house stands in a good plot measuring about 137' by 35' (41.8m x 10.7m) overall and screened from the road by a mature hedge. The front garden is laid to lawn with herbaceous borders and a concrete driveway providing off-street parking with EV charging point.

A gated access to the right of the house leads to the rear garden which is some 85' (26m) in length and laid to lawn with rectangular and circular paved patios, herbaceous beds and raised slate chipping border and ornamental shrubs and trees.

In addition to the timber Garden Studio, ideal as an office or for hobbies, there is a large timber garden shed 9'8" x 7'9" (2.95m x 2.38m).

THE LOCATION

Haselfoot is conveniently located in an established residential area to the north-west of the town centre, just over half a mile from Letchworth Garden City mainline railway station and the main shopping centre. There are regular services to London throughout the day, the fastest of which take only 29 minutes to King's Cross; Cambridge is 28 minutes away in the opposite direction. Junction 9 on the A1 (M) is just 2.8 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 and the town provides excellent schools, shops, green open spaces and other leisure facilities.







GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



GARDEN STUDIO
235 sq.ft. (21.8 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARDEN STUDIO

TOTAL FLOOR AREA : 1334sq.ft. (123.9 sq.m.) approx.

Made with Metropix ©2024

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.

Charter Whyman

TOWN & VILLAGE HOMES



TENURE
FREEHOLD

COUNCIL TAX
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.

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.

EPC RATING
Band - D

**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



Charter Whyman
37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ
01462 685808
www.charterwhyman.co.uk