



63 Penn Way • Letchworth Garden City • Hertfordshire • SG6 2SH

Guide Price £695,000

Charter Whyman

TOWN & VILLAGE HOMES





## EXTENDED MODERN FAMILY HOME SPACIOUS ACCOMMODATION POPULAR LOCATION

### THE PROPERTY

This modern detached house dates from 1970 and has been well extended to form a fine, spacious family home with versatile accommodation. The property provides considerable scope for improvement as it would benefit from some updating and similar properties have been further extended on the first floor above the garage (subject to any necessary planning consents).

The already generous accommodation includes large sitting and dining rooms, breakfast room, kitchen, utility room, cloakroom/WC and attached double garage on the ground floor. The first floor provides four bedrooms with an en suite shower room to the master and a family bathroom.

The house is constructed of cavity brickwork under a tiled roof and benefits from uPVC double-glazed windows and gas fired warm air central heating. Hot water is provided by a gas fired multipoint boiler in the garage and there is a gas fired space heater in the breakfast room.

AGENT'S NOTE: The property was partially underpinned in 1991. No further movement has been observed since then and full paperwork relating to this work is available.

### THE OUTSIDE

The house is set in a plot measuring approximately 147' by 50' (44.79m x 15.2m) overall. The front garden is laid to lawn with herbaceous beds and borders and ornamental shrubs and conifers. The herringbone brick-paved driveway provides good off-street parking and leads to the attached double garage with power-operated up-and-over door.

A gate to the side leads to an extremely established and private rear garden, which is some 56' (17.2m) in depth and laid to lawn with paved patio, herbaceous beds and borders, wisteria, silver birch tree and ornamental shrubs and conifers. Timber garden shed and summerhouse.

### THE LOCATION

Penn Way is located in the popular Lordship area on the south side of the town and No 63 is around a mile-and-a-half from the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline and regular services run throughout the day. 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.

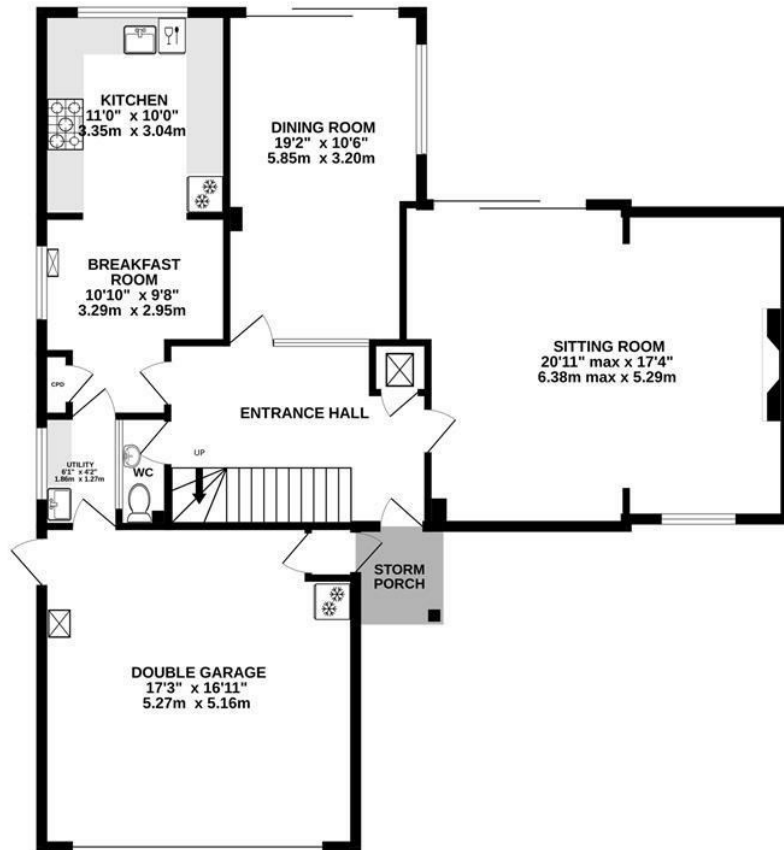
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The highly regarded Lordship Farm Primary School is within a third of a mile.







GROUND FLOOR  
1187 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR  
679 sq.ft. (63.0 sq.m.) approx.



THE FLOOR AREA INCLUDES THE DOUBLE GARAGE

TOTAL FLOOR AREA : 1865 sq.ft. (173.3 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 with 936 years remaining. Ground Rent: £5 pa.

## 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.

## 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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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)