



64 Common View • Letchworth Garden City • Hertfordshire • SG6 1DA

Guide Price £270,000

Charter Whyman

TOWN & VILLAGE HOMES



TRADITIONAL EARLY GARDEN CITY TOWN COTTAGE

75' LONG REAR GARDEN

CONVENIENT LOCATION

THE PROPERTY

This traditional early Garden City town cottage typifies the attractive style and character of the genre. The ground floor provides a reception room, kitchen, conservatory and bathroom. There are three bedrooms on the first floor.

The cottage is constructed of solid brickwork, roughcast rendered externally, under a tiled roof and benefits from uPVC double-glazed windows and gas fired central heating.

AGENT'S NOTE: The property has just 77 years remaining of its lease and we recommend that, should you require a mortgage to purchase, you take advice from your mortgage broker prior to viewing the property. The choice of mortgage lender may be limited to, for example, Barclays, NatWest, Halifax and a small number of other lenders.

THE OUTSIDE

Set some 36' (11m) back from the road behind a hedged front garden with lavender border and ornamental shrubs and trees, the cottage stands in a plot measuring approximately 150' by 16' (45.7m x 4.9m) overall.

A shared private pedestrian right-of-way provides access to the rear garden and those of the adjoining cottages. The rear garden is about 75' (22.8m) in length and, although currently somewhat overgrown, shows evidence of lawns, herbaceous borders, rose bushes, ornamental shrubs, apple and plum trees and ornamental trees including silver birch. Paved patio and timber garden shed.

THE LOCATION

Common Lane is conveniently located to the north-east of the town centre within the Letchworth Conservation Area. No 64 is less than a mile from the main shopping centre and Letchworth Garden City mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with regular services running 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 2.4 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. The town provides excellent schools, shops, leisure facilities and green open spaces, the most impressive of which, the splendid 63 acre Norton Common, is within half a mile.



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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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EPC RATING

Band - E

COUNCIL TAX

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 1000 Mbps.
MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

TENURE

LEASEHOLD: 77 years remaining of a 99 year term. No Ground Rent.

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

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www.charterwhyman.co.uk