



36 Baldock Road • Letchworth Garden City • Hertfordshire • SG6 2EE

£825,000

Charter Whyman

TOWN & VILLAGE HOMES





### AGENT'S NOTE:

Please be aware that the details for this property await final approval from the Sellers and may be subject to minor amendments.

## THE PROPERTY

This remarkably spacious modern home provides versatile accommodation including an outstanding open plan kitchen/breakfast room and morning room, the latter having a carved marble fireplace with a fitted wood-burner. The large sitting room has an attractive fireplace and opens to the study. The reception accommodation is completed by a conservatory and a dining or family room.

Upstairs are four good bedrooms, the guest bedroom benefiting from an en suite shower room. There is also a large bathroom, which has the potential to be split to provide an en suite to the master bedroom.

The house is constructed of cavity brickwork under a pitched tiled roof and benefits from double-glazing, gas fired central heating, natural oak internal doors and a useful boarded loft with skylight.

## THE OUTSIDE

The house stands in a good plot measuring about 115' by 50' (35m x 15.35m) overall behind a front garden screened from the road by a wall topped with iron railings and a mature shrub border. The block paved driveway provides off-street parking and leads to the attached garage.

The rear garden is some 70' (20.9m) in depth and laid to lawn with lily pond, herbaceous beds and borders, raised beds, ornamental shrubs and trees and circular brick paved patio. Timber garden shed.

## THE LOCATION

The property is conveniently located on the favoured south side of the town just half a mile from the town centre and within three-quarters of 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 service to London King's Cross taking just 29 minutes, with Cambridge 28 minutes away in the other direction. Junction 9 on the A1(M) is 1.2 miles away by car.

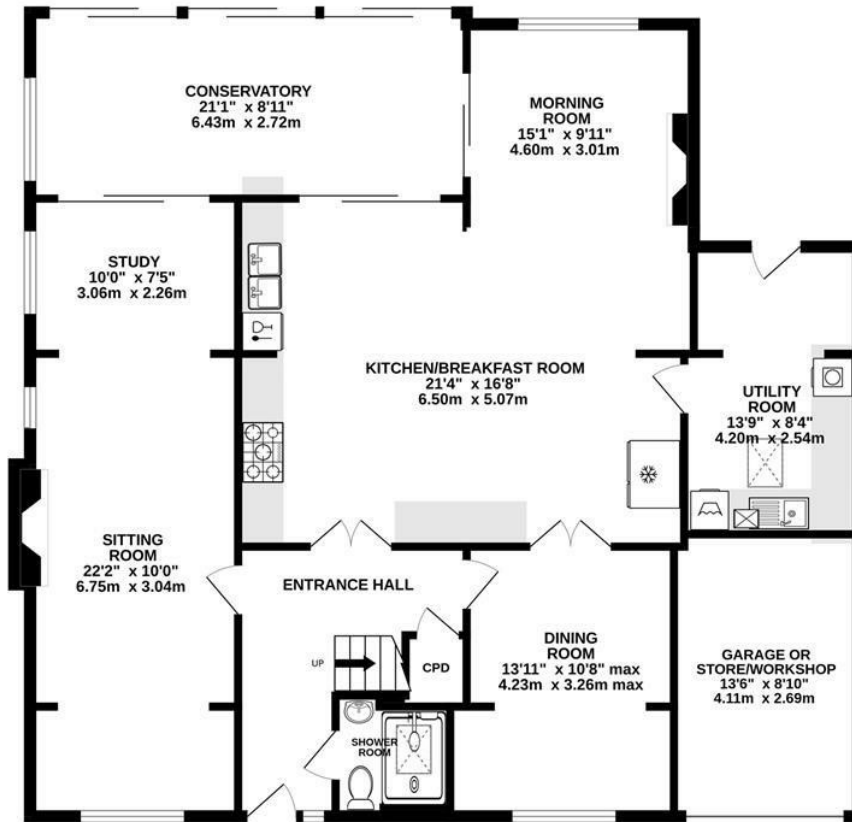
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and leisure facilities.



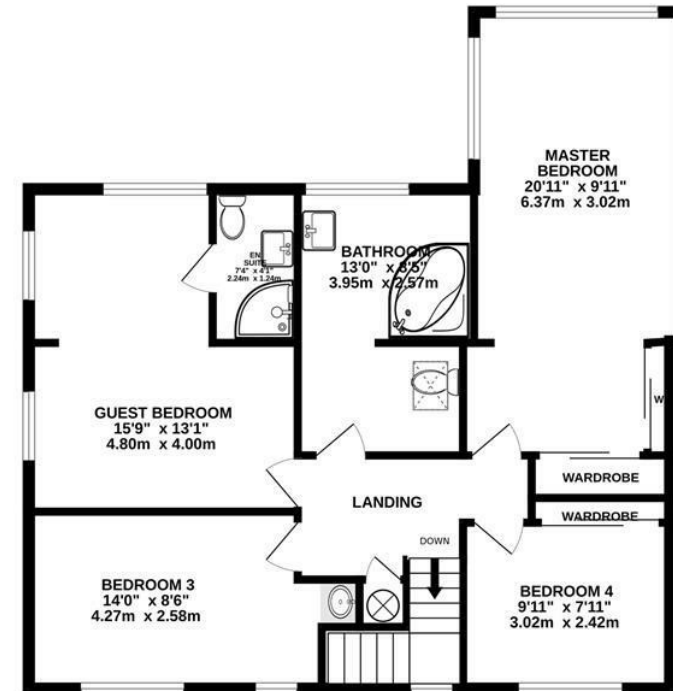




GROUND FLOOR  
1417 sq.ft. (131.7 sq.m.) approx.



1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.

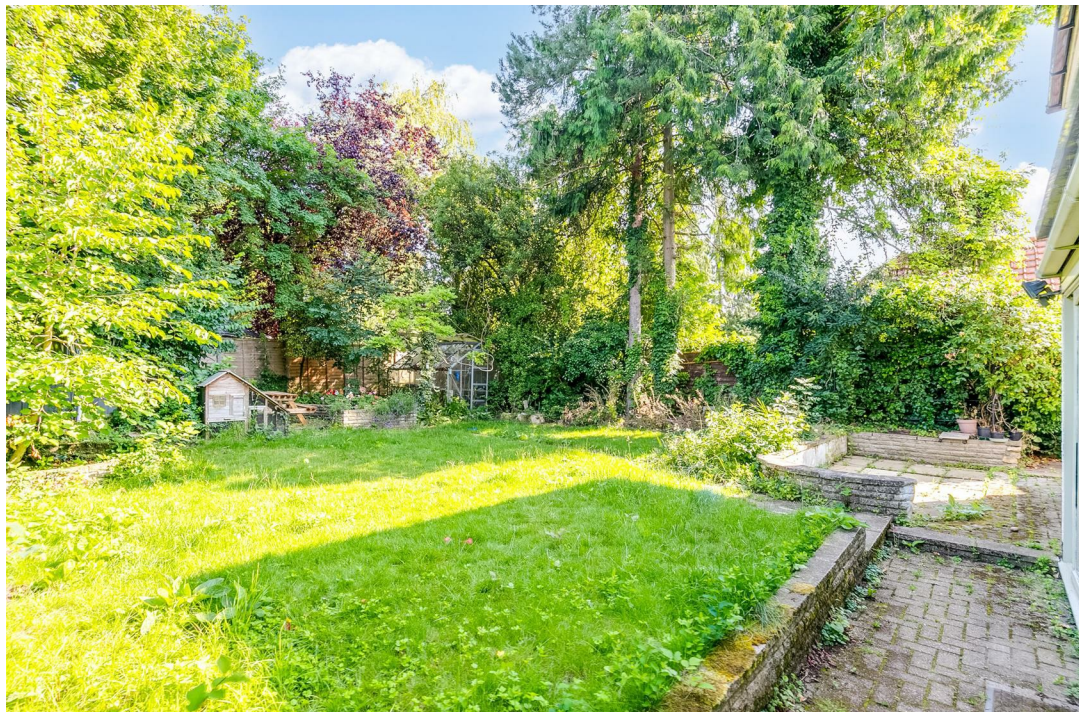


THE FLOOR AREA INCLUDES THE GARAGE

TOTAL FLOOR AREA : 2238 sq.ft. (207.9 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.



## TENURE

FREEHOLD

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## COUNCIL TAX

Band - F

## 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)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

## 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)



## Charter Whyman

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