



Treyford • 5 Whitethorn Lane • Letchworth Garden City • Hertfordshire • SG6 2DN

Guide Price £575,000

Charter Whyman

TOWN & VILLAGE HOMES





INDIVIDUAL GARDEN CITY HOME FIFTH ACRE PLOT DESIRABLE LOCATION

THE PROPERTY

This intriguing and highly individual detached home has been in the ownership of just one family ever since it was built in 1928. It was designed for his own occupation by Aylwin Osbourn Cave, an associate of Parker & Unwin, the lead architects in charge of the Garden City project. The house has understandably been recognised as a 'Home of Special Interest' by the Letchworth Heritage Foundation and retains its original charm and individuality. The accommodation includes a spacious south facing bay windowed sitting room with exposed timbers and attractive fireplace. The later garden room is also a pleasing feature and benefits from sealed unit double-glazing. Please note that the room labelled 'Bedroom 2*' on the floorplan does not have an external window and is therefore presently only suitable for occasional use. However, the room has two external walls and, subject to the necessary consents, a window could be provided either to the front, or to the side, although the latter would involve removing the lean-to store to the right of the property. The first floor provides a double bedroom with window seat to the bay, a modern bathroom and a delightful conservatory/study.

The main house is constructed of cavity brickwork; the two-storey section and the garden room have pitched tiled roofs, the remainder of the single-storey section has a flat roof. The garden room is of modern insulated timber frame construction and the house benefits from gas fired central heating.

THE OUTSIDE

The house stands in a fine plot extending to a fifth of an acre and measuring approximately 155' by 57' (47.49m x 17.6m) overall. The walled front garden is laid to tarmac providing off-street parking.

The very attractive south facing split-level rear garden is some 118' (35.9m) in length and laid to lawns with herbaceous beds and borders, fruit trees and ornamental shrubs and trees, including mature beech and willow. Workshops/stores are attached to either side of the house.

THE LOCATION

Whitethorn Lane is pleasantly situated on the south side of the town. 'Treyford' is located at the Willian Way end where the true Garden City style is present and is within a mile of the town centre and mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 27 minutes in the other direction. Junction 9 on the A1(M) is a mile away by car.

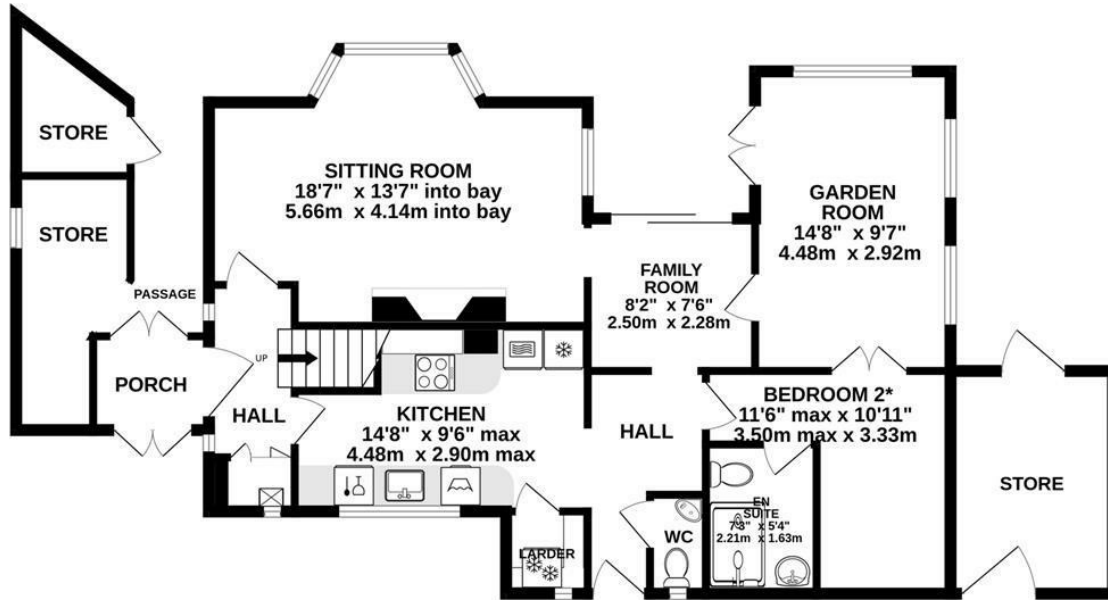
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities.



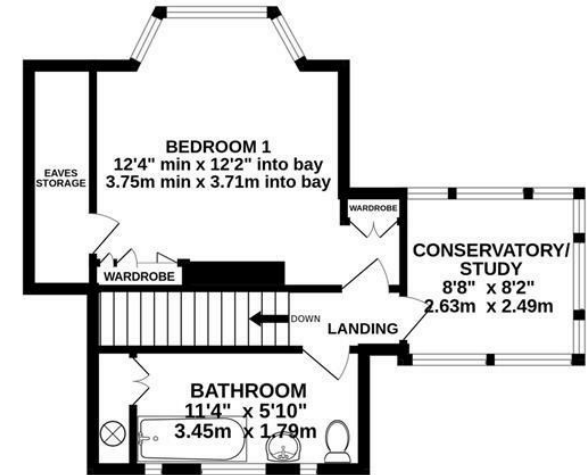




GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



THE FLOOR AREA EXCLUDES THE STORES, PORCH, PASSAGE & EAVES STORAGE

TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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

COUNCIL TAX
Band - E

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

VIEWING APPOINTMENTS
 All viewing and negotiations strictly through Charter Whyman.

EPC RATING
Band - E

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



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