



353 Norton Way South • Letchworth Garden City • Hertfordshire • SG6 1SZ

Guide Price £825,000

Charter Whyman
TOWN & VILLAGE HOMES





ATTRACTIVE TRADITIONAL GARDEN CITY SEMI SUPERB L-SHAPED OPEN-PLAN LIVING SPACE PLUS SITTING ROOM ENVIABLE LOCATION ON THE SOUTH SIDE OF TOWN

THE PROPERTY

This handsome semi detached house dates from the early years of the Garden City and retains the charm and character of the period with fireplaces and bay and Oriel windows. The centrepiece of this fine family home is an outstanding newly created open-plan L-shaped living space with dining and family room areas, plus a superb new fitted kitchen area. There is also a charming separate bay-windowed sitting room.

The master bedroom has an en suite shower room and the other bedrooms, two on the first floor and a fourth and occasional fifth on the second, are served by the family bathroom.

The house benefits from uPVC double-glazed windows and gas fired central heating, with supplementary electric underfloor heating to the kitchen and dining/family room.

THE OUTSIDE

The house stands in an excellent plot measuring approximately 178' by 27' (54.43m x 8.2m) overall. It is screened from the road by a hedge and the front garden is laid to lawn with a paved driveway providing off-street parking for two cars.

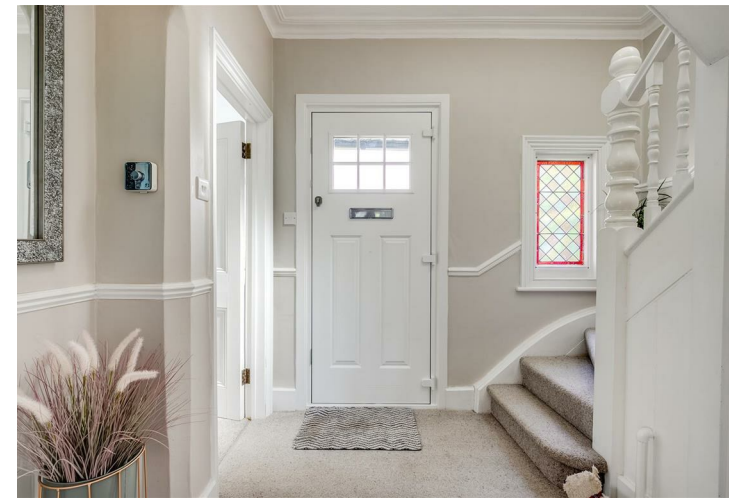
A gate to the side of the house leads to the west facing rear garden, which is some 111' (34m) in length and very attractively laid out with paved patio, lawns, an area of decking, herbaceous beds and borders, ornamental shrubs and conifers and an apple tree. Two timber garden sheds.

THE LOCATION

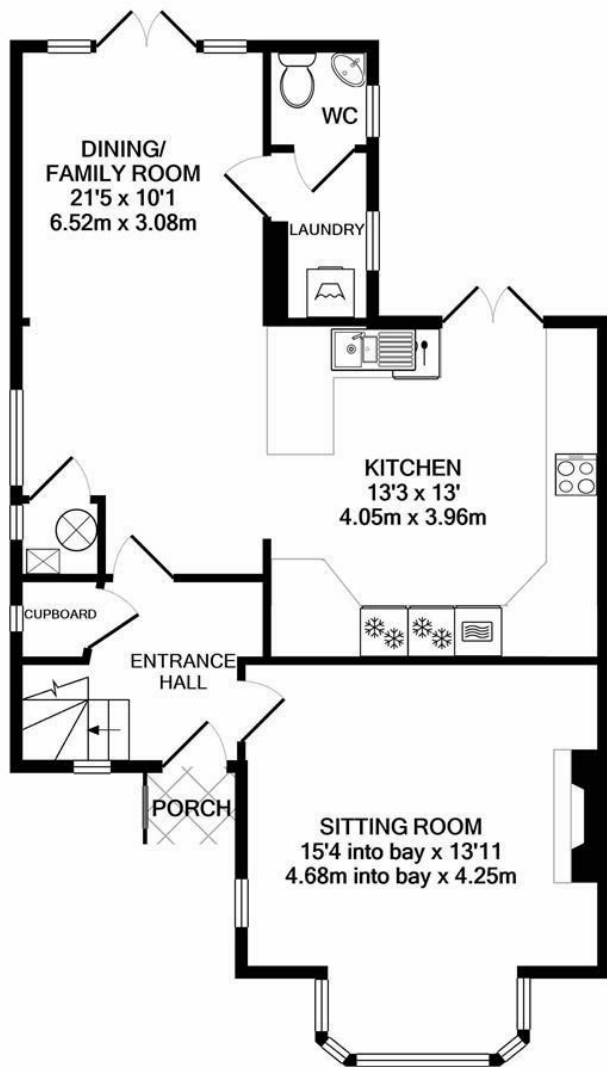
Norton Way South is located just to the south-east of the town centre and is a highly regarded road on the favoured south side of Letchworth Garden City. No 353 is just half-a-mile from the town centre and less than three-quarters of a mile from the mainline railway station. The fastest rail service to London Kings Cross takes just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1(M) is 1½ 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. It provides attractive open green spaces throughout the town, together with excellent schools, shops and leisure facilities.

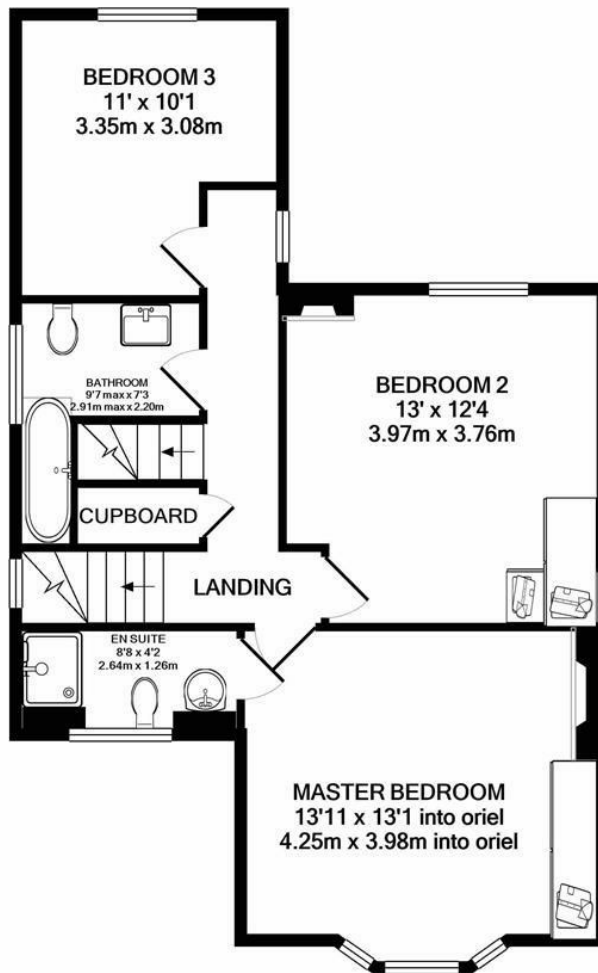




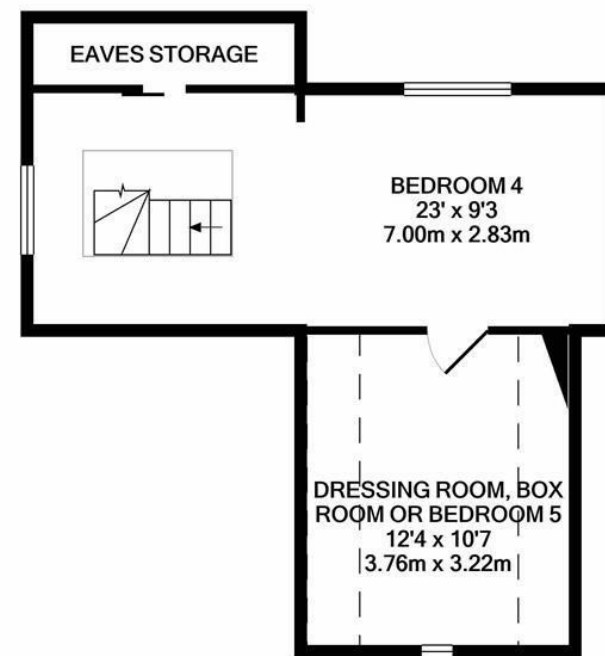




GROUND FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 606 SQ.FT.
(56.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 SQ.M.)
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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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TOWN & VILLAGE HOMES



EPC RATING

Band - E

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

TENURE

FREEHOLD

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - E

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk