



Lindens 76 Broadway • Letchworth Garden City • Hertfordshire • SG6 3PQ

Guide Price £1,300,000

Charter Whyman

TOWN & VILLAGE HOMES



## SUBSTANTIAL FAMILY HOME IN THE ATTRACTIVE GARDEN CITY 'ARTS & CRAFTS' STYLE PREMIER LOCATION

### THE PROPERTY

This fine family home is a substantial and individual detached house in the Garden City style and typical of the sheer quality one expects from properties on Broadway. The sitting room boasts a log burner and the ground floor accommodation also includes a good dining room, family room and well fitted kitchen/breakfast room.

The master bedroom has an en-suite shower room and the three other bedrooms share two first floor bathrooms, one of which boasts both shower and bath.

The house is of cavity brickwork, part of which is insulated, under a tiled roof, and benefits from double-glazing and gas fired central heating.

### THE OUTSIDE

The house sits well back from the road in a fine plot measuring about 112' by 68' (34m x 20.7m) overall. The front is screened by a mature hedge with lawn and a carriage driveway providing off street parking for up to three vehicles and leading to the garage.

At the rear the property is a large rear garden, measuring about 67' by 56' (20.4m x 17m) with shrubs and assorted plants. There is a patio section ideal for barbecues and entertaining in the height of the summer. The lawn offers an ideal and safe place for children to play.

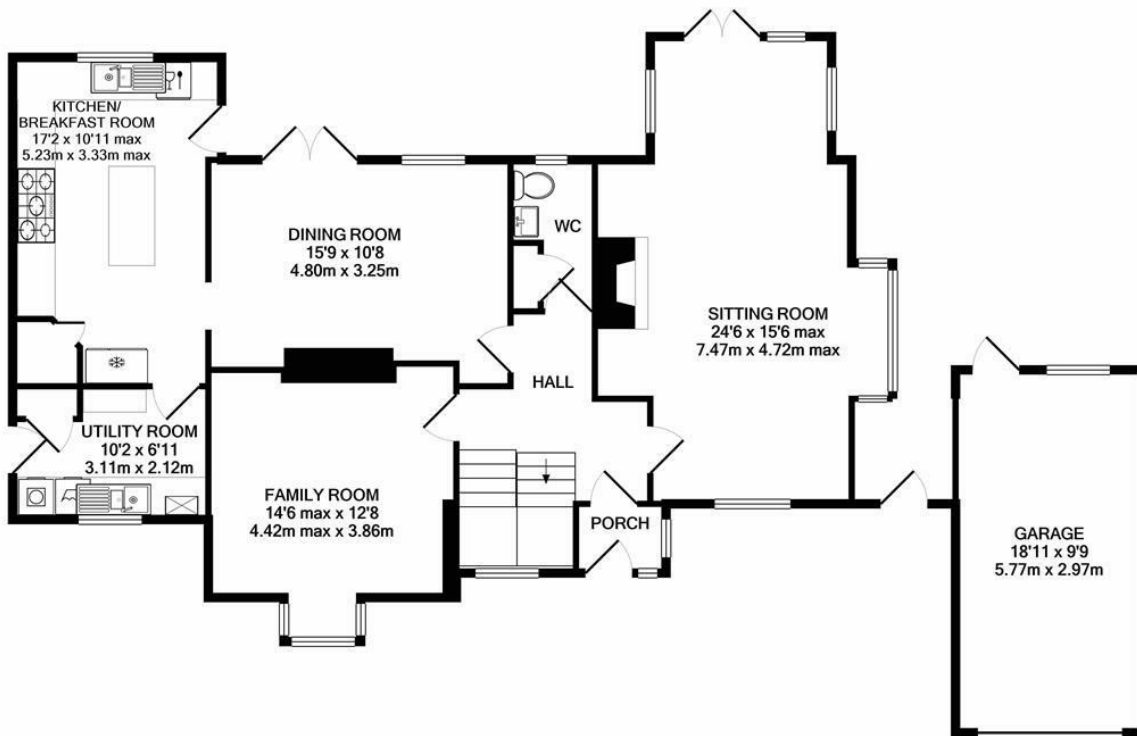
### THE LOCATION

Set within the Letchworth Conservation Area, Broadway is one of the premier residential roads in the Garden City, just to the south of the town centre, which is only a third of a mile away. It is less than half a mile to the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to King's Cross taking just 29 minutes and Cambridge 28 minutes away in the other direction. Junction 9 on the A1(M) is just 2 miles away by car.

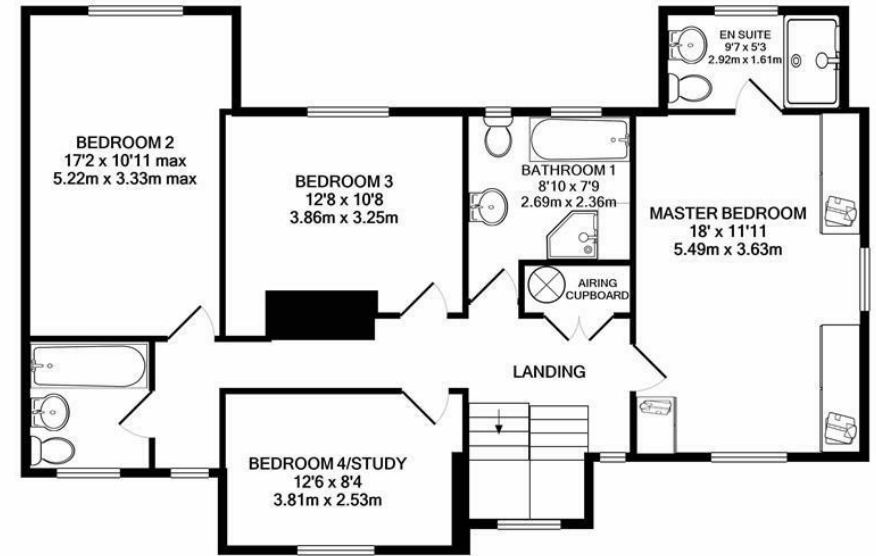
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The property is particularly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







GROUND FLOOR  
APPROX. FLOOR  
AREA 1240 SQ.FT.  
(115.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 971 SQ.FT.  
(90.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2211 SQ.FT. (205.4 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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## COUNCIL TAX

Band - G

## 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

Freehold

## 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.

## EPC RATING

Band - D

## 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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