



11 Haselfoot • Letchworth Garden City • Hertfordshire • SG6 4DE

Guide Price £600,000

Charter Whyman

TOWN & VILLAGE HOMES





MUCH IMPROVED & WELL EXTENDED SEMI  
83' LONG REAR GARDEN  
PLEASANTLY & CONVENIENTLY LOCATED

## THE PROPERTY

This attractive inter-War semi has been well updated and improved and the ground floor extensions add greatly to the appeal of this pleasant home. The original two reception rooms are complemented by the large conservatory, which is semi open-plan to the dining room. There is an extended kitchen, a separate utility room/laundry and a cloakroom/WC. The first floor provides three bedrooms and a well-appointed bathroom.

The property is of cavity wall construction with cavity filled insulation to the original house and built-in insulation to the extensions, under a pitched tiled roof. The house benefits from uPVC double-glazed windows and gas fired central heating.

## THE OUTSIDE

The house is set in a good plot measuring approximately 133' by 39' (40.6m x 12m) overall. The front garden comprises shrub and herbaceous beds with lilac and rose bush. The brick paved driveway provides off-street parking and a matching path leads to the front door.

A gate to the side leads to the attractive rear garden, which is some 83' (25.4m) in length and laid to lawn with paved patio, herbaceous borders, raised beds, apple tree, Japanese acer, bamboo and ornamental pond, shrubs and trees. Aluminium framed greenhouse and timber garden shed.

## THE LOCATION

The house is pleasantly situated in an established residential area just half a mile to the north-west 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 2.6 miles away by car.

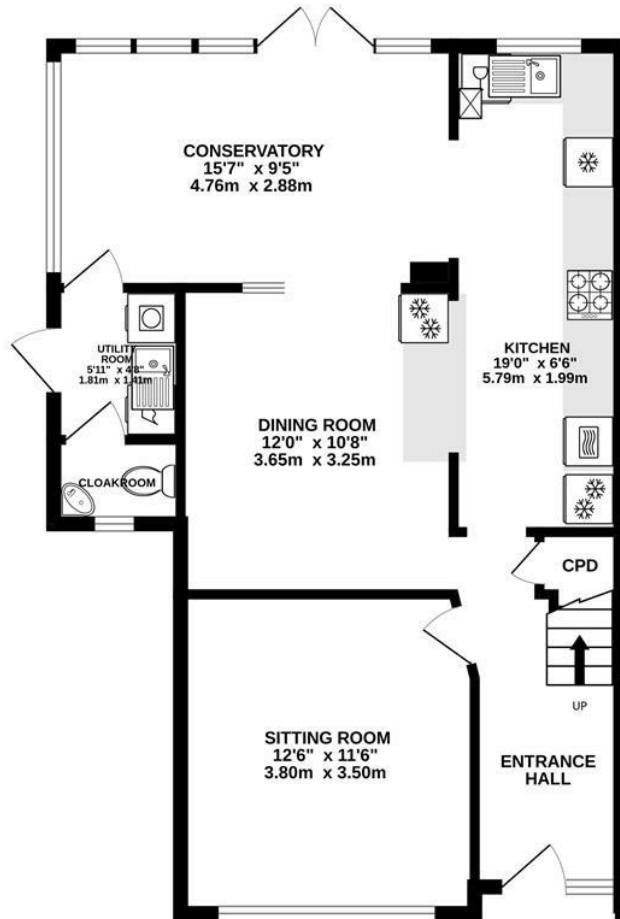
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces, the most impressive of which, the 63-acre Norton Common, is within a third of a mile.



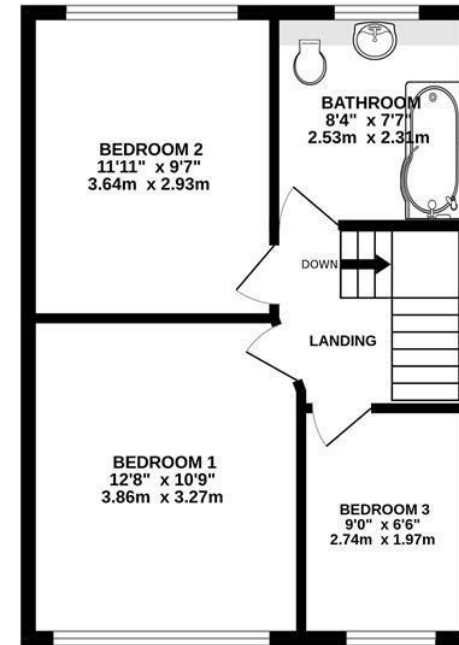




GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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.

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**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, some claim 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.

**EPC RATING**  
Band - C

**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)



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