



41 Cloisters Road • Letchworth Garden City • Hertfordshire • SG6 3JR

Guide Price £740,000

Charter Whyman

TOWN & VILLAGE HOMES





DETACHED FAMILY HOME SCOPE FOR UPDATING & IMPROVEMENT HIGHLY REGARDED LOCATION

THE PROPERTY

A much loved family home for many years, this 1950s detached house would now reward further updating. The open-plan sitting and dining room opens via sliding patio doors to the large conservatory. The kitchen/breakfast room is presently a 1970s time capsule and offers a great opportunity to re-fit. The ground floor is completed by a store room and cloakroom/WC. The first floor provides three double bedrooms, shower room and separate WC.

Constructed of cavity brickwork under a tiled roof, the house benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The house stands in a plot measuring approximately 168' by 41' (51.3m x 12.7m) overall. The walled front garden is laid to lawn with herbaceous borders. The herring-bone brick-paved drive provides off-street parking and leads to the double length garage.

A gate to the side leads to the rear garden, which is some 111' (34m) in length and laid to lawn with paved patio, herbaceous beds and borders and ornamental shrubs and conifers.

THE LOCATION

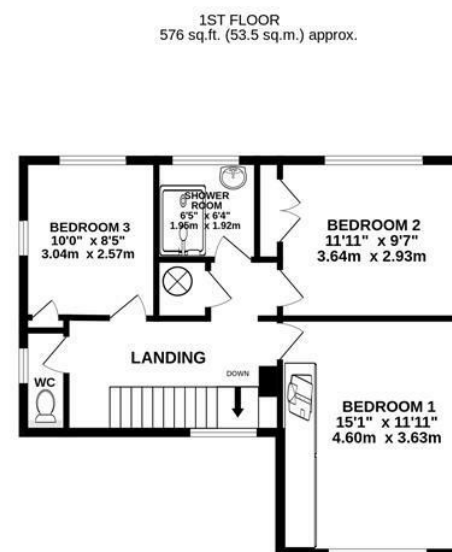
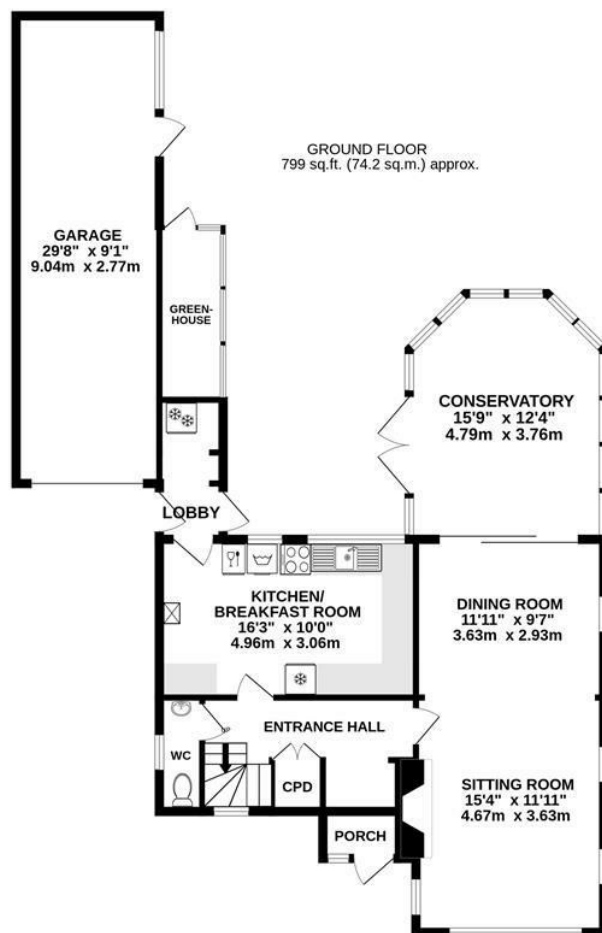
Cloisters Road is located in a favoured residential area just three-quarters of a mile south of the town centre and within a mile of the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest to London King's Cross take just 29 minutes and Cambridge is 27 minutes away in the other direction. Junction 9 on the A1 (M) is less than a mile and a quarter 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 excellent shops, leisure facilities, green open spaces and schools.









THE FLOOR AREA DOES NOT INCLUDE THE GARAGE AND GREENHOUSE

TOTAL FLOOR AREA: 1374 sq.ft. (127.7 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.

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TENURE

FREEHOLD

COUNCIL TAX

Band - E

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

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 474000

www.north-herts.gov.uk

Tel: 01462 530350

www.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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