



22 Newlands • Letchworth Garden City • Hertfordshire • SG6 2JE

Guide Price £850,000

Charter Whyman

TOWN & VILLAGE HOMES





DECEPTIVELY SPACIOUS FAMILY HOME WELL EXTENDED AND IMPROVED HIGHLY REGARDED LOCATION

THE PROPERTY

This individual modern home has been exceptionally well extended and improved to provide very spacious and versatile family accommodation. The fine open-plan sitting and garden rooms are complemented by a dining room, study, family/TV room, kitchen/breakfast room, utility room, cloakroom/WC and workshop on the ground floor. The first floor provides four double bedrooms, two with en suite shower rooms, and a well-appointed family bathroom boasting both shower and bath.

The house is constructed of cavity brickwork with the main roof being pitched and tiled and a flat roof over the rear section of the kitchen/breakfast room. It benefits from double-glazing and gas fired central heating.

THE OUTSIDE

The house stands in a plot measuring approximately 140' by 36' (42.5m x 11m) overall. To the front is a herbaceous bed with ornamental trees and shrubs and a herring-bone brick paved forecourt providing off-street parking. An up-and-over door opens to an integral store.

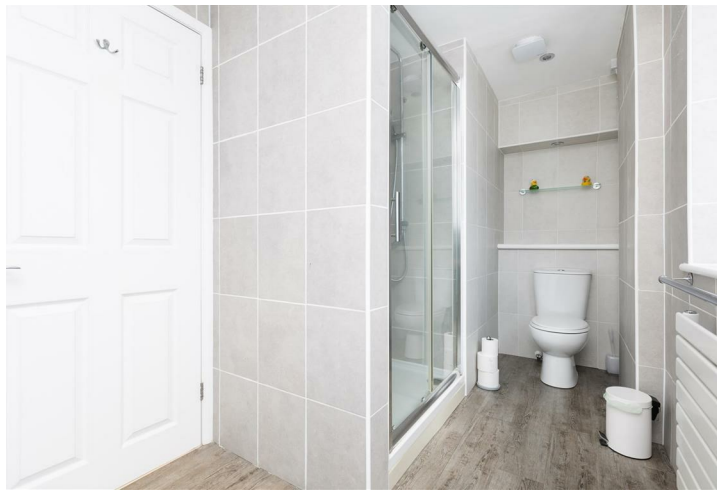
The west facing rear garden is some 71' (21.7m) in length and laid to lawn with paved patio, herbaceous borders, raised vegetable bed and ornamental shrubs and conifers. Greenhouse and timber garden shed.

THE LOCATION

Newlands is a sought-after residential road on the southern side of the town, a mile from the centre and just over a mile from 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 within a mile and a quarter by car.

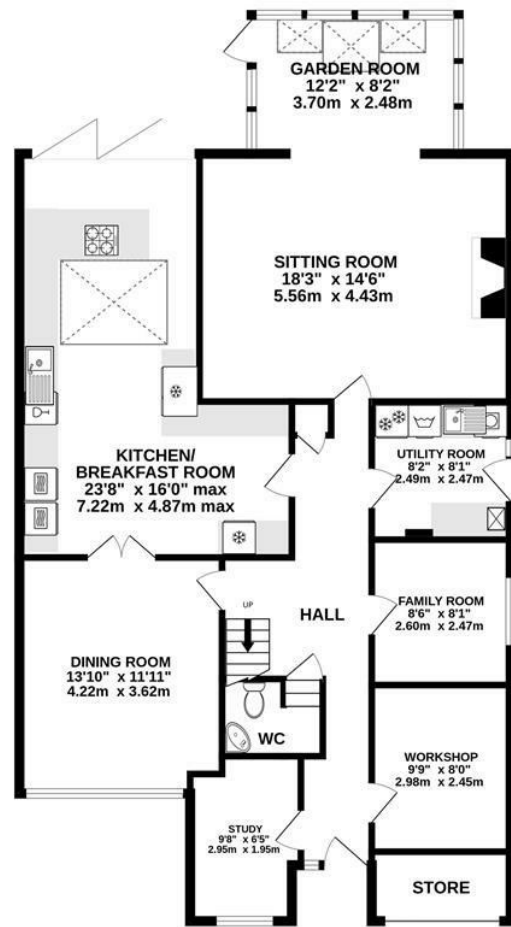
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent shops, leisure facilities and green open spaces. The property is conveniently located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



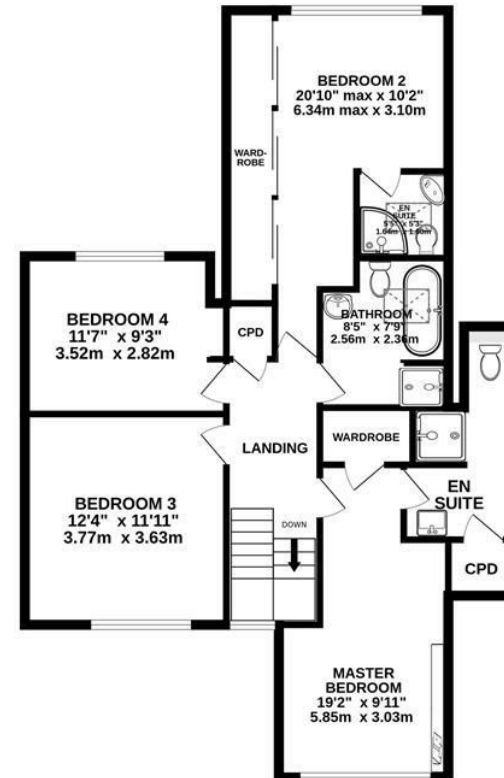




GROUND FLOOR
1294 sq.ft. (120.3 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 2162 sq.ft. (200.9 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

EPC RATING

Band - C

COUNCIL TAX

Currently Band F, but subject to an improvement indicator. The banding may be revised following a sale.

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.leitchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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