



5 Hillshott • Letchworth Garden City • Hertfordshire • SG6 1SA

Guide Price £765,000

Charter Whyman

TOWN & VILLAGE HOMES











## DELIGHTFUL EARLY GARDEN CITY HOME GOOD CORNER PLOT GREAT LOCATION

### THE PROPERTY

Built in 1910 for Mr D C Pearce, this early Garden City detached house was designed by the architect, E H Knight, and has been exceptionally well updated and improved without in any way diminishing its original charm and character. It provides two spacious reception rooms plus an excellent modern kitchen on the ground floor. There are three bedrooms and a modern bathroom on the first floor.

Constructed from solid brick with roughcast rendering externally, under a pitched tiled roof, the house benefits from a large boarded loft, replacement uPVC double-glazed windows and gas fired central heating.

### THE OUTSIDE

The house stands in a corner plot measuring approximately 117' by 36' (35.8m x 10.9m) overall. The front garden is screened from the road by hedges and comprises well stocked herbaceous beds with ornamental shrubs. Block paved paths lead to the front door and to gates to either side of the house which in turn lead to the rear garden.

The rear garden is some 48' (14.8m) in length (excluding the garage) and laid to lawn with paved patio, herbaceous borders, ornamental shrubs and a raised ornamental pond.

The detached garage is located at the rear of the plot and is approached via a block paved drive from Rushby Mead. The drive also provides off-street parking for two cars.

### THE LOCATION

The house is very conveniently located on the south-east corner of the town centre, pleasantly close to Howard Park and Howard Garden, within the Letchworth Conservation Area and less than half 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 services to London King's Cross take just 29 minutes and Cambridge is 26 minutes in the other direction. Junction 9 on the A1 (M) is just a mile and a half's drive away.

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 shopping, schools, pubs, restaurants, green open spaces and other leisure facilities.





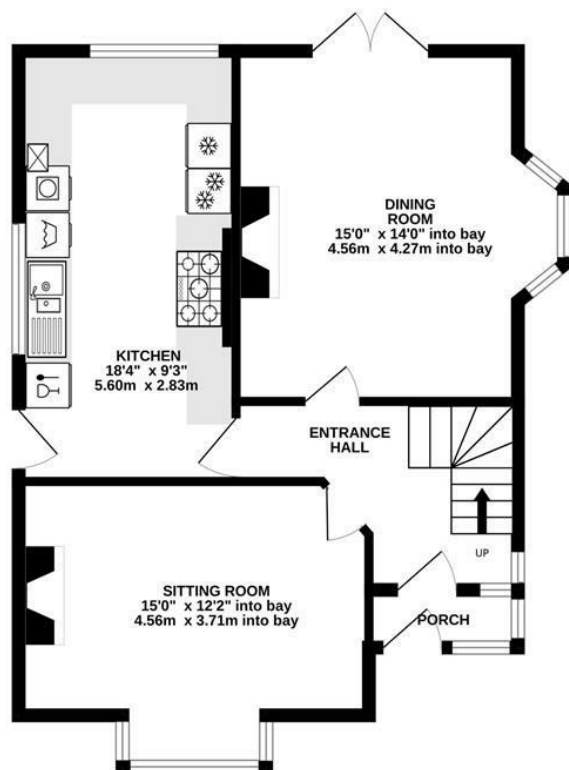




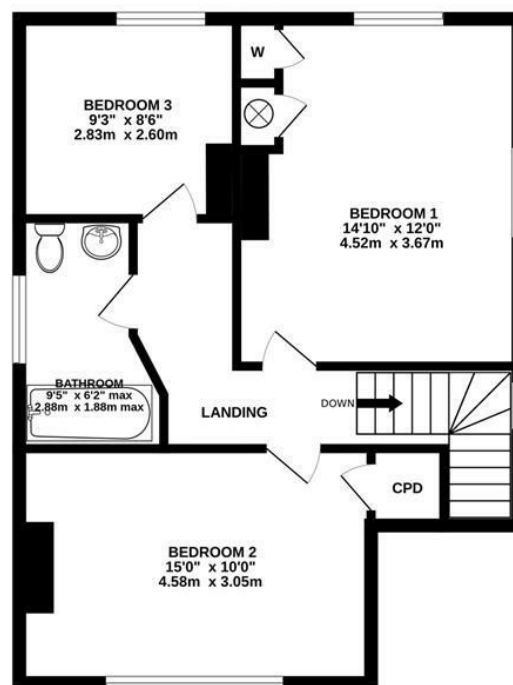




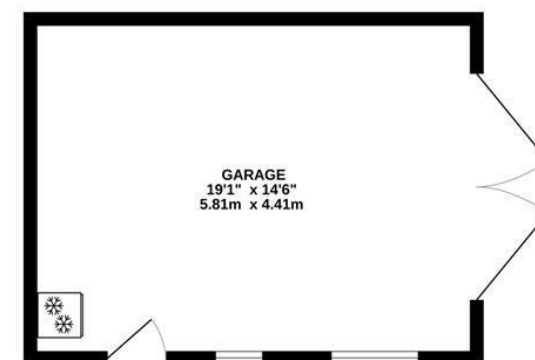
GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



GARAGE  
276 sq.ft. (25.6 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1142sq.ft. (106.1 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 10,000 Mbps.

MOBILE SIGNAL: Most providers claim up to 5G coverage.

## 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](http://www.north-herts.gov.uk)

Tel: 01462 530350

[www.letchworth.com](http://www.letchworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)