



45 Parker Close • Letchworth Garden City • Hertfordshire • SG6 3RT

Guide Price £725,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE MODERN BUNGALOW WELL EXTENDED DELIGHTFUL GARDENS

THE PROPERTY

This very well presented modern detached bungalow offers spacious and versatile accommodation, including two large reception rooms, kitchen, utility room, three bedrooms, the master having its own en suite shower room, and family bathroom.

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

THE OUTSIDE

The delightful gardens are a particular feature of the property, with the plot measuring approximately 100' by 89' (30.6m x 27.1m) overall. The front garden is laid to lawn with a shrub border and weeping silver birch. The block paved driveway provides off-street parking and leads to the detached double garage.

A gate to the side opens to the rear garden, which wraps around the bungalow and is some 37' (11.2m) in depth. It is laid to lawn with crazy paved patios, herbaceous beds, ornamental shrubs and conifers and mature trees. Octagonal timber summerhouse.

THE LOCATION

Set at the head of this exclusive residential close, the bungalow lies three-quarters of a mile to the south of the town centre and only a very little farther from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is 2.2 miles away by car.

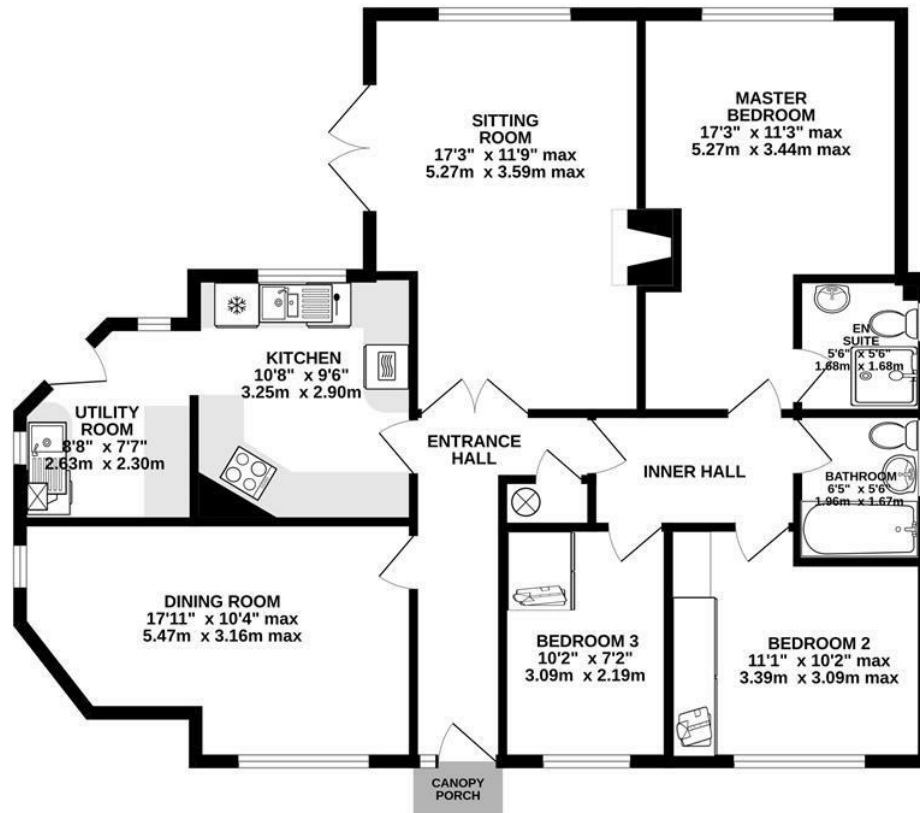
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces.



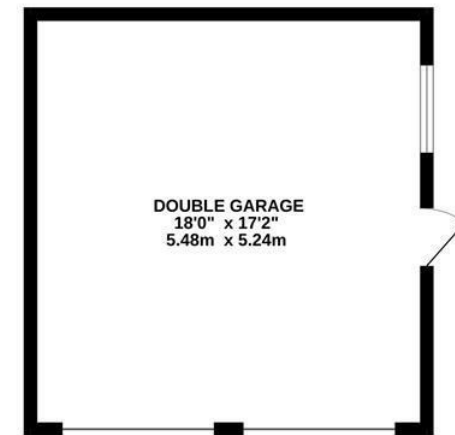




GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



GARAGE
309 sq.ft. (28.7 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA: 1028sq.ft. (95.5 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 - 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 1800 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

COUNCIL TAX

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

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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