



42 Ridge Road • Letchworth Garden City • Hertfordshire • SG6 1PN

Guide Price £435,000

Charter Whyman

TOWN & VILLAGE HOMES







## DELIGHTFUL EARLY GARDEN CITY COTTAGE EXCELLENT DINING ROOM EXTENSION SOUGHT AFTER LOCATION

### THE PROPERTY

This delightful early Garden City town cottage forms part of the Grade II listed Bird's Farm Estate designed by Parker & Unwin, the chief architects of the Garden City project, and built in 1906. This pioneer estate was the earliest layout of its type, and the prototype of many future developments throughout the country. Very well modernised and extended, the cottage fully retains its original character and charm with its signature parquet flooring in the main reception room. The kitchen has recently been re-fitted and the dining room extension to the rear adds a whole extra dimension. The two bedrooms are served by an exceptionally well appointed first floor bathroom, again recently re-fitted and incorporating a wet-room style shower as well as a bath.

The cottage is constructed of solid brick, roughcast rendered externally, under a pitched tiled roof. The extension is of insulated cavity construction. The house benefits from double-glazing and gas fired central heating.

### THE OUTSIDE

The cottage is set at the head of a small close off the main run of Ridge Road with the open front garden being laid to lawn with ornamental shrubs. The brick paved and gravel forecourt provides off-street parking.

The charming split-level block paved rear courtyard garden is some 23' (6.94m) in depth and enjoys considerable privacy with an attractive wooded spinney screening it at the rear. It also has herbaceous borders and ornamental shrubs. Timber garden shed. Gate to the spinney to the rear. double click and type your text in here

### THE LOCATION

Ridge Road is a much sought-after residential road of attractive cottages dating from the early days of the Garden City, close to Howard Park on the eastern side of the town centre. Set within the Letchworth Conservation Area, No 42 is less than half a mile of the town centre and the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London Kings Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1(M) is just 1.6 miles away by car.

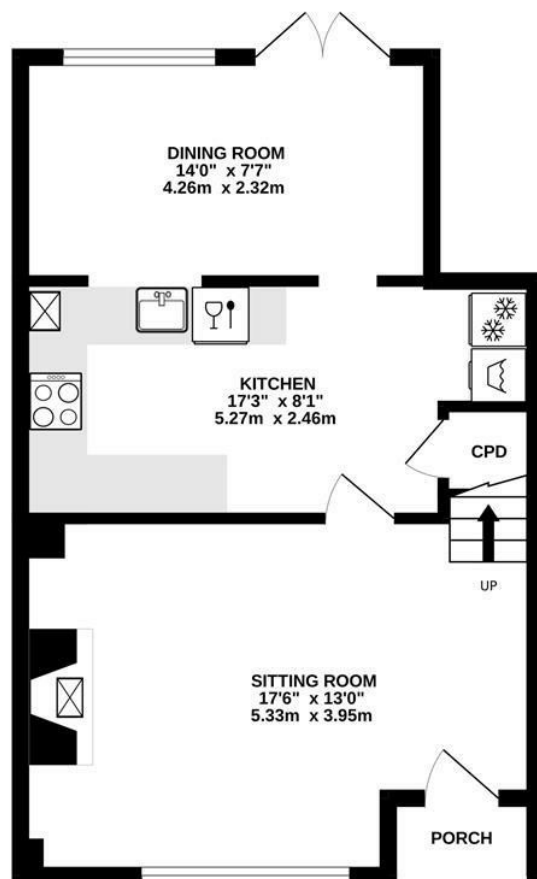
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. Hillshott Infant School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



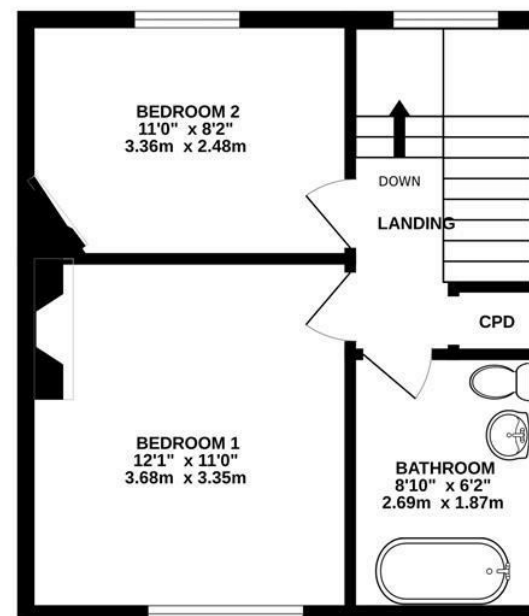




GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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. 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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## COUNCIL TAX

Band - C

## 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.

## TENURE

Freehold

## 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)

## 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.leitchworth.com](http://www.leitchworth.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)