



129 Wilbury Road • Letchworth Garden City • Hertfordshire • SG6 4JG

Guide Price £775,000

Charter Whyman

TOWN & VILLAGE HOMES





AUTHENTIC EARLY GARDEN CITY HOME BY PARKER & UNWIN

SPLENDID OPEN PLAN KITCHEN/DINING ROOM

SUPER LOCATION NEAR NORTON COMMON

THE PROPERTY

The present owners have imaginatively remodelled part of the interior to provide a splendid kitchen/breakfast and dining room running the full width at the rear of the house and open-plan to a family room. This has only enhanced the original charm and character of this splendid early Garden City semi dating from 1906 and designed by Parker & Unwin, the lead architects in charge of the Garden City project. The later rear extension is entirely in keeping with the original.

The ground floor is completed by a spacious sitting room with original fireplace and a laundry/cloakroom/WC. The first floor provides three double bedrooms and a well-appointed bathroom with both shower and bath.

Constructed of solid brick, roughcast rendered externally, under a pitched tiled roof, the house benefits from central heating supplied by a recently installed gas fired condensing combi boiler located in the loft. The majority of the windows are double-glazed.

THE OUTSIDE

The house stands in an excellent plot measuring approximately 146' by 42' (44.5m x 12.8m) overall. It is screened from the road by a conifer hedge and the front garden is laid to lawn with herbaceous borders and ornamental shrubs and trees. The gravel driveway provides off-street parking and leads to the detached garage.

The south facing rear garden is some 85' (25.8m) in length and laid to lawn with paved patio, herbaceous borders and shrubs, conifers and trees, including oak and apple. Hot tub.

THE LOCATION

The property is located towards the eastern end of Wilbury Road, within the Letchworth Conservation Area less than 200 yards from the 63-acre Norton Common and only three-quarters of a mile from the town centre and 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 2.6 miles away by car.

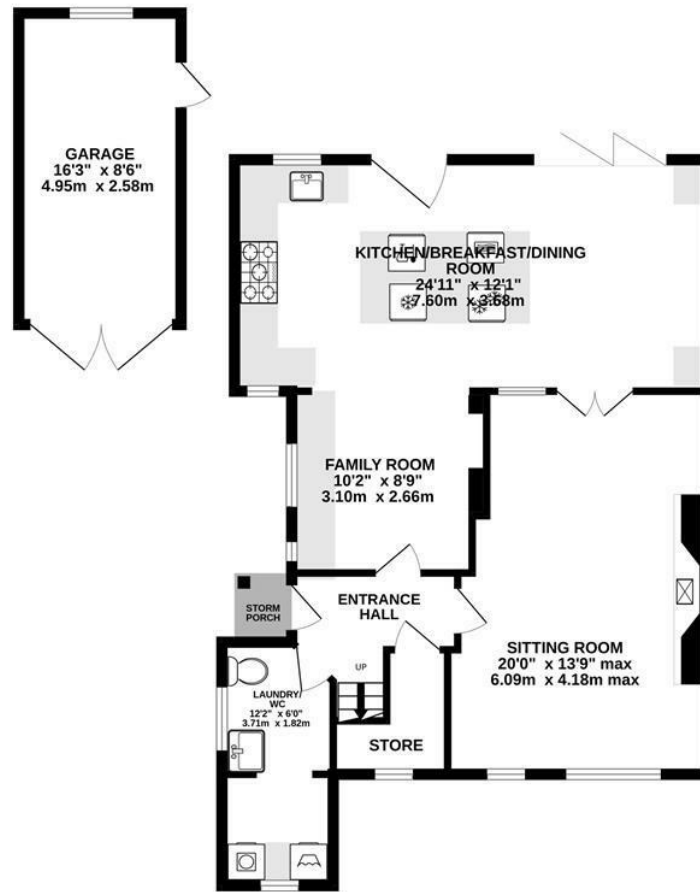
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides attractive open green spaces throughout the town, together with excellent schools, shops and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







GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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 10,000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim 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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