



225 Nevells Road • Letchworth Garden City • Hertfordshire • SG6 4TZ

£750,000

Charter Whyman

TOWN & VILLAGE HOMES











## CHARMING EARLY GARDEN CITY HOME

### CENTRAL LOCATION

### 0.21 ACRE PLOT

#### THE PROPERTY

This truly delightful early Garden City detached house dates from the 1905 Cottage Exhibition, and has been exceptionally well extended and updated whilst keeping in complete sympathy with its original 'Arts & Crafts' character. Even in a town noted for its individual properties, this charming family home really is 'one of a kind' and provides well-balanced and beautifully presented accommodation. The guest bedroom has an en suite shower room, while the two other bedrooms are served by a well appointed family bathroom with both bath and walk-in shower.

The ground floor provides a spacious sitting room with fireplace and multi-fuel stove, pleasant snug or family room, oak framed porch and a good kitchen/dining room.

Constructed of cavity brickwork, part rendered externally, the extension is of insulated cavity brickwork, the house retains the attractive original timber windows which now benefit from secondary double-glazing. The extension has double-glazed windows matching the style of the originals and the pitched roof is tiled. The central heating is provided by a gas fired boiler.

#### THE OUTSIDE

The house is set in a fine plot of a fifth of an acre, standing some 35' (10.5m) back from the road behind a front garden screened by a hedge and laid to lawn with herbaceous borders and ornamental shrubs and trees. The block paved driveway provides off-street parking for four cars and leads to the detached garage.

A gate leads to the impressive south facing rear garden, which is approximately 128' (39m) in length and laid to lawn with block paved patio, herbaceous beds and borders and ornamental shrubs and trees. Timber garden sheds and log store.

The plot measures some 191' by 48' (58.3m x 14.6m) overall.

#### THE LOCATION

Nevells Road is a pleasant tree lined road immediately to the north of the town centre. No 225 is situated at its eastern end a quarter of a mile from the main shopping area and only 0.4 miles from the mainline railway station. Letchworth Garden City is on the Cambridge to mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 29 minutes with Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is only 1.9 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 including cinema/theatre, library, skate park, heated lido swimming pool, tennis courts, playgrounds, splash pool and picnic areas. It also boasts many green open spaces, the most notable of which, the 63-acre Norton Common, is within 200 yards.



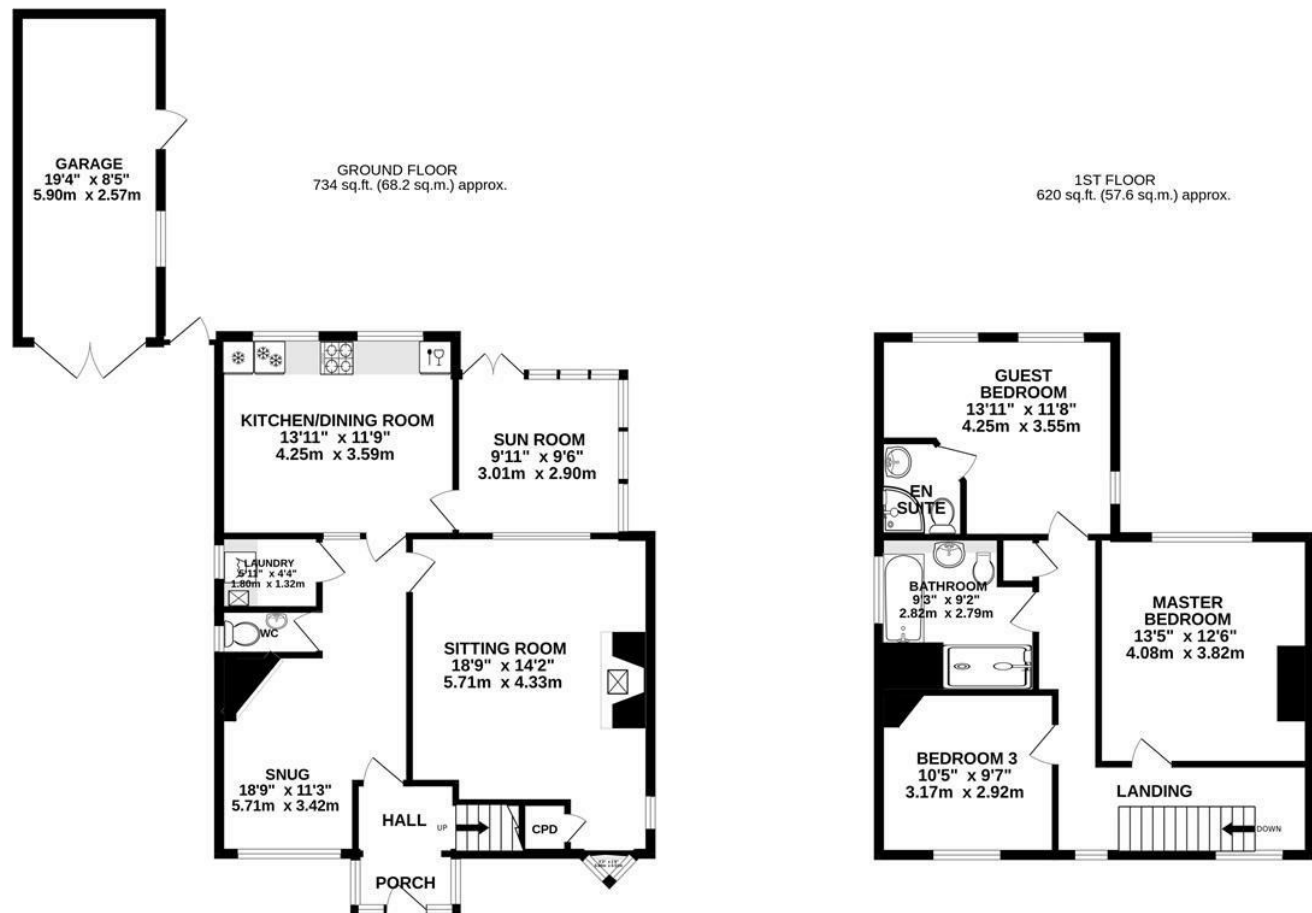












THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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 1000 Mbps.

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

## COUNCIL TAX

Band - F

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

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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[www.charterwhyman.couk](http://www.charterwhyman.couk)