



23 Station Way • Letchworth Garden City • Hertfordshire • SG6 3SF

Guide Price £525,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE EDWARDIAN SEMI-DETACHED HOUSE

OFF-STREET PARKING

EXCEPTIONALLY CONVENIENT LOCATION

THE PROPERTY

This interesting semi dates from the early days of the Garden City, but was not part of the project, being one of a group of cottages built for the railway workers serving the town. Unlike the majority of Garden City properties, which are roughcast rendered externally, these railway cottages are built of cavity brickwork under a pitched tiled roof.

The cottage retains much of its original charm and character, whilst it has been well updated and improved. To the left of the entrance hall are open-plan dining room and kitchen with a separate sitting room overlooking the rear garden. A cloakroom/WC completes the ground floor. The first floor provides three bedrooms and a stylishly re-fitted shower room.

The house benefits from uPVC double-glazed windows and central heating is supplied by a recently installed gas fired condensing combi boiler.

THE OUTSIDE

The house is screened from the road by a laurel hedge and stands in a plot measuring about 97' by 33' (29.77m x 10m) overall. The block-paved forecourt provides off-street parking. An area of artificial lawn and a herbaceous border, well stocked with ornamental shrubs, complete the front garden.

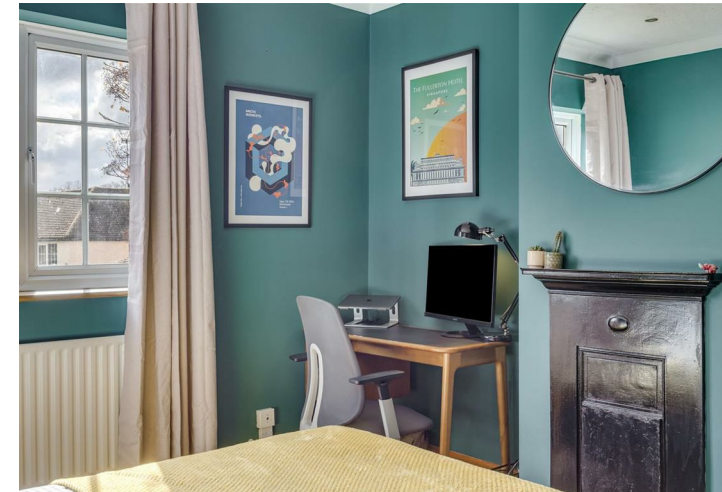
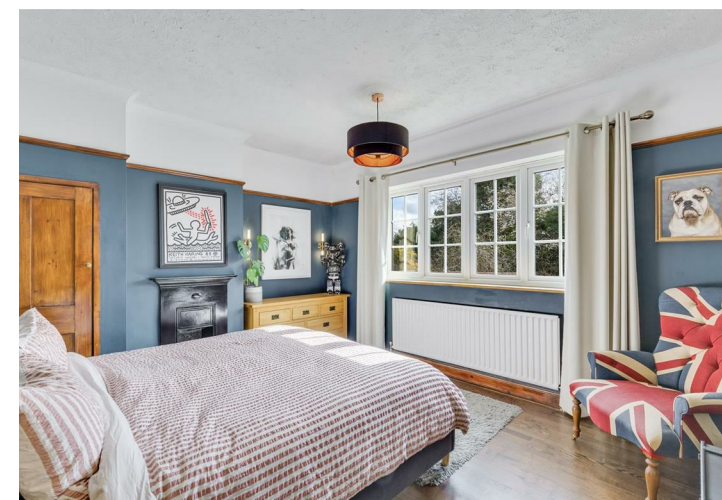
A shared side-way leads to the rear garden which is some 58' in length and laid to lawn with brick paved patio. There is a useful store/workshop/utility.

THE LOCATION

The house is very conveniently located just a third of a mile from the mainline railway station and town centre. Morrison's supermarket is within a quarter of a mile. Letchworth Garden City is on the Cambridge to London mainline with regular serviced running throughout the day. 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, green open spaces and leisure facilities.

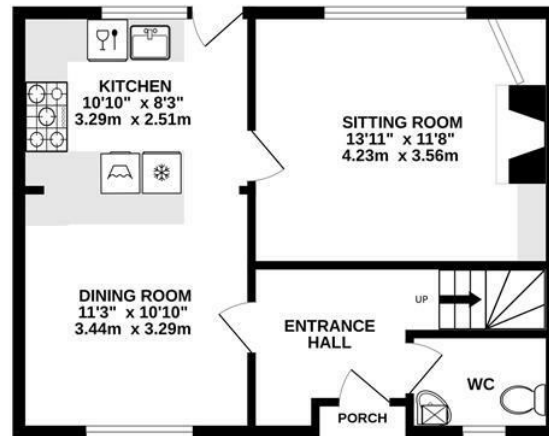




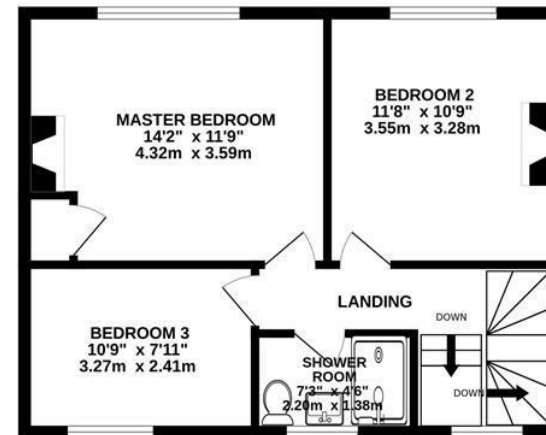




GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE WORKSHOP/UTILITY

TOTAL FLOOR AREA : 935 sq.ft. (86.8 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

LEASEHOLD: 999 years from 1979 with 953 years remaining. Peppercorn Ground Rent.

COUNCIL TAX

Band - C

EPC RATING

Band - D

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.

BROADBAND:

MOBILE 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

Tel: 01462 530350

www.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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