



72 Baldock Road • Letchworth Garden City • Hertfordshire • SG6 2EQ

Guide Price £600,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE GARDEN CITY SEMI SUPERB OPEN-PLAN FAMILY ROOM/KITCHEN/DINING ROOM PLEASANT GARDEN

THE PROPERTY

This delightful early Garden City semi detached house has lost none of its original charm by being extended and updated. Indeed the open-plan family room, kitchen and dining/garden room adds a whole extra dimension to this very attractive home. There is also a separate sitting room and the kitchen is complemented by a utility room. The three bedrooms are served by a well-appointed first floor bathroom.

The original house is constructed of solid brick, roughcast rendered externally, under a pitched tiled roof. The extension is of insulated cavity construction under an insulated flat roof incorporating a fine double-glazed lantern. The house benefits from double-glazing and gas fired central heating.

THE OUTSIDE

The house is set back from the road in a plot measuring approximately 130' by 36' (39.62m x 10.97m) overall. The front garden is screened by a hedge and laid to lawn. The shingle driveway and turning area providing off-street parking for 3 or 4 cars and leading to the detached single garage.

A side gate opens from the drive to the well-screened rear garden which is some 79' (24.08m) in length and laid to lawn with an extensive block paved patio, herbaceous borders, pergola and ornamental shrubs.

THE LOCATION

72 Baldock Road is conveniently located within the Letchworth Conservation Area, half a mile to the south of the town centre and less than a mile from 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 with Cambridge 27 minutes away in the other direction. For those who travel by car, Junction 9 on the A1 (M) is just over a mile away.

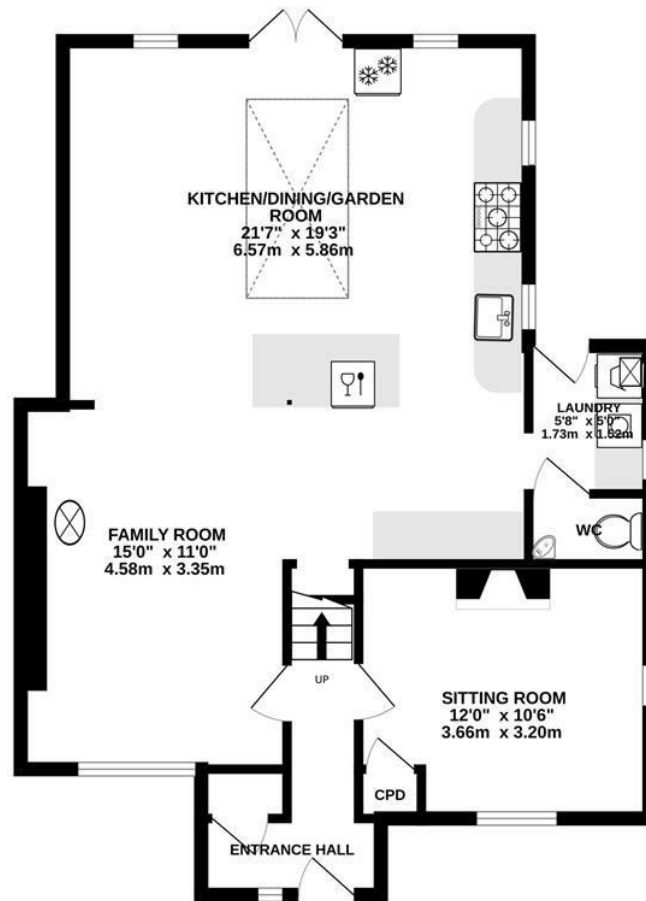
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden city was the world's first example of this concept and succeeds to this day in achieving its aim. It provides outstanding green open spaces, excellent schools, shops and leisure facilities. Pixmore Junior School is conveniently nearby.



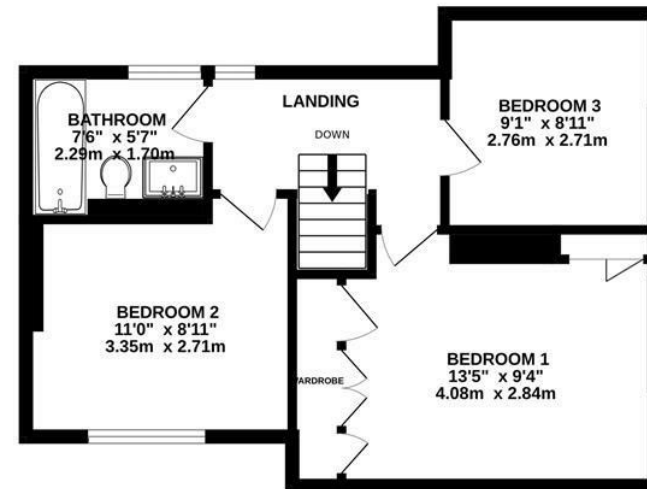




GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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. 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 - 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 1000 Mbps.

MOBILE SIGNAL: Most providers claim up to 5G coverage, some only 4G.

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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