



19 Baldock Road • Letchworth Garden City • Hertfordshire • SG6 3JX

Guide Price £995,000

Charter Whyman

TOWN & VILLAGE HOMES











## STUNNING EARLY GARDEN CITY HOME SPACIOUS & VERSATILE FAMILY ACCOMMODATION CORNER PLOT

### THE PROPERTY

Dating from 1905, this substantial five bedroom semi is a stunning example of an early Garden City house. It was built by Beckley & Turpie, the firm responsible for building many of the early Garden City properties and a guarantee of quality workmanship. The house fully retains its original character and charm and has been thoughtfully updated and improved. The addition of the two impressive double-glazed conservatories has added to the spaciousness and versatility of this splendid family home. One of the conservatories has been designed as a breakfast room and lends itself to more formal dining, allowing the original dining room to be used as a second sitting room. With the morning room and second conservatory, there are no fewer than five reception areas.

On the first floor, there are three double bedrooms. The fourth bedroom, a single, is currently equipped as a dressing room and the floor is completed by a spacious family bathroom. On the second floor, the fifth bedroom or master bedroom has its own en suite shower room and is currently used as an office.

The house is constructed of solid brick, roughcast rendered externally, under a pitched tiled roof. Central heating is supplied by the gas fired range cooker in the kitchen and the house benefits from part double-glazing.





## DELIGHTFUL GARDEN GOOD OFF-STREET PARKING + TWO GARAGES DESIRABLE LOCATION

### THE OUTSIDE

The house stands in a corner plot measuring some 110' by 80' (33.7m x 24.6m) overall. Although the majority of the garden lies to the front and side, it is screened by mature hedges reinforced by hurdles and enjoys total privacy. The result of thirty years of hard work, the gardens are a delight with the planting providing interest throughout the year. The herbaceous beds and borders surround a large ornamental pond and are well stocked with perennials and ornamental shrubs, trees and conifers. A generous lawn occupies the north-west of the garden, again with ornamental shrubs, trees and conifers. A paved sun-trap patio is to be found to the rear of the house. Timber garden shed.

The brick paved forecourt is accessed from Barrington Road and provides ample off-street parking. It also leads to the two detached garages, the second of which, an attractive modern timber barn would lend itself to conversion to a garden studio or home office, subject to any necessary consents.

### THE LOCATION

At its western end, close to where it becomes Hitchin Road, Baldock Road is a broad tree-lined avenue with the properties set well back to either side. Situated within the Letchworth Conservation Area, No 19 is just three-quarters of a mile to the south of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross 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 1.7 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. The house is very conveniently located to easy access to many of the town's most highly rated schools with St Christopher School being at the other end of Barrington Road. St Francis College is within half a mile and Lordship Farm Primary School, St Thomas More Primary School and the Highfield School all being within three-quarters.





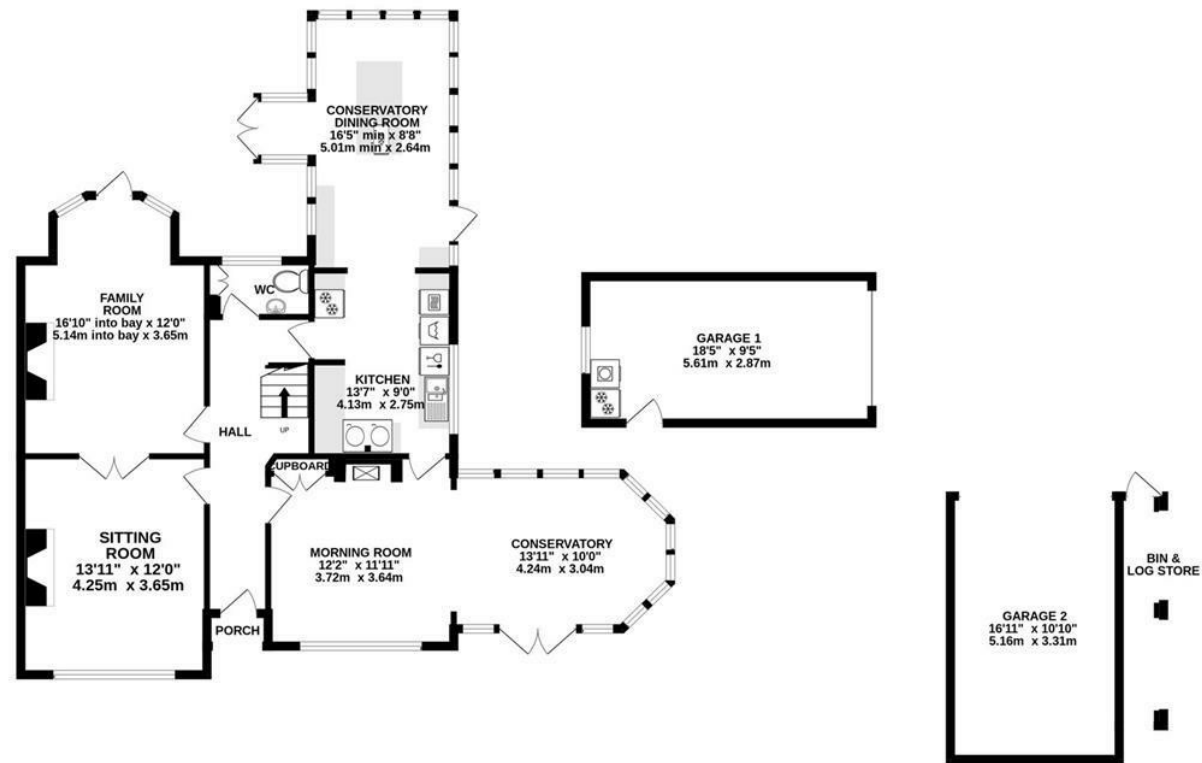








GROUND FLOOR  
1006 sq.ft. (93.5 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGES

TOTAL FLOOR AREA : 2159 sq.ft. (200.6 sq.m.) approx.

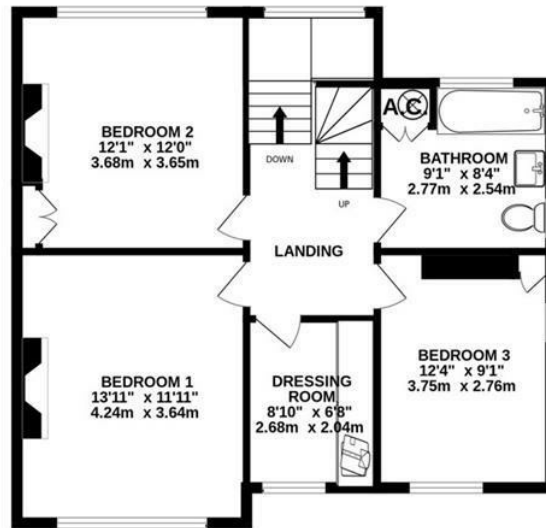
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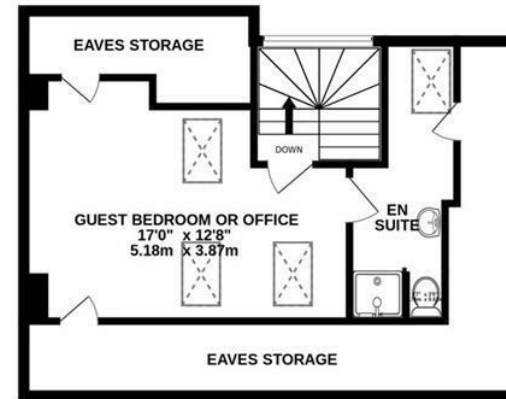
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1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



2ND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGES

TOTAL FLOOR AREA : 2159 sq.ft. (200.6 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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## TENURE

FREEHOLD

## 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.

## 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)

## COUNCIL TAX

Band - F

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

## EPC RATING

Band - F

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



## Charter Whyman

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