



81 Bedford Road • Letchworth Garden City • Hertfordshire • SG6 4DU

Guide Price £615,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE BAY-FRONTED HOME DOUBLE-LENGTH GARAGE CONVENIENT LOCATION

THE PROPERTY

This attractive double-fronted detached house with bay windows has been well updated and improved. The through sitting room is complemented by modern kitchen/dining room on the opposite side of the entrance hall. On the first floor are three bedrooms, a bathroom and a separate WC.

The house is of insulated cavity construction under a pitched tile roof and benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The house stands in a plot measuring approximately 134'6" by 38'6" (41m x 11.75m) overall. The fenced front garden is laid to lawn with herbaceous borders and ornamental shrubs. The tarmac driveway provides off-street parking and leads to the attached double-length garage.

A gate to the side of the house leads to the rear garden which is some 93' (28.4m) in length and laid to lawn with paved patio, herbaceous borders, fruit trees, ornamental trees and base for a greenhouse.

THE LOCATION

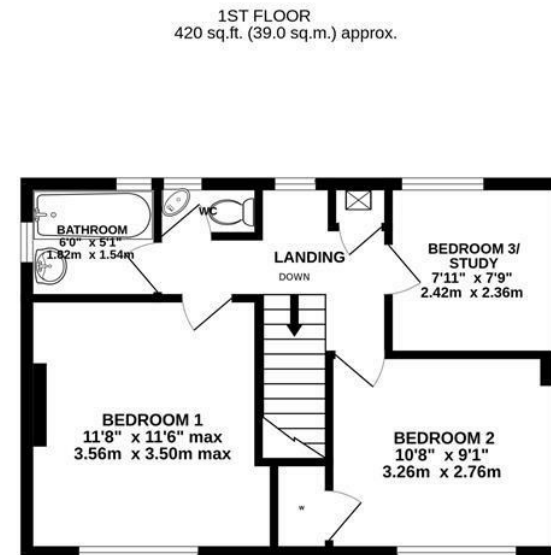
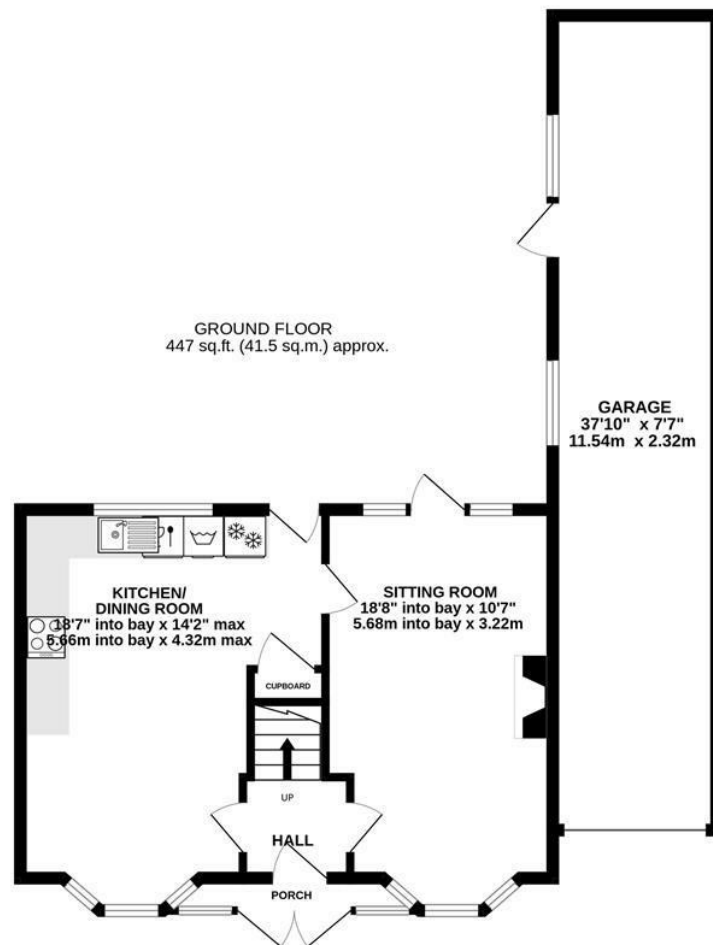
Bedford Road runs north-westwards from the town centre and No 81 is just over half a mile from the mainline railway station and the town centre. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London Kings Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1(M) is 2.4 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 and green open spaces with the 63-acre Norton Common being within half a mile.









THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 867 sq.ft. (80.5 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 - E

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, O2 claims 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.lechworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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