



1 Howard Gate • Letchworth Garden City • Hertfordshire • SG6 2BQ

Guide Price £685,000

Charter Whyman

TOWN & VILLAGE HOMES





SPACIOUS DETACHED FAMILY HOME WELL-EXTENDED ON THE GROUND FLOOR POPULAR LOCATION

THE PROPERTY

This attractive modern detached house has been extended on the ground floor and provides spacious and versatile family accommodation. The generous sitting room at the front is complemented by a large dining or family room and the kitchen is open-plan to the conservatory-style breakfast room. The ground floor is completed by the attached double garage and a cloakroom/WC. On the first floor, the master bedroom has an en suite shower room and the remaining bedrooms are served by a well-appointed family bathroom. The fourth bedroom, which has 'Jack & Jill' access from the landing and the master bedroom is currently used as a study/dressing room.

The house is of insulated cavity construction under a pitched tiled roof; the rear portion of the family/dining room has a flat roof. It benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The house is set in an exclusive close of just four properties in a plot measuring approximately 108' by 43' (33.1m x 13.1m) overall. It is well screened to front and side. The front garden is laid to lawn with the stone chipping drive providing off-street parking and leading to the attached double garage.

A gate leads to the rear garden, which is some 25' (7.65m) in depth with a herring-bone brick paved patio, split-level lawns, raised border and ornamental trees, including a fine silver birch. Timber garden shed.

THE LOCATION

The house is located on the northern side of the popular Lordship area, just a mile to the south of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with 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 less than three-quarters of a mile away by car.

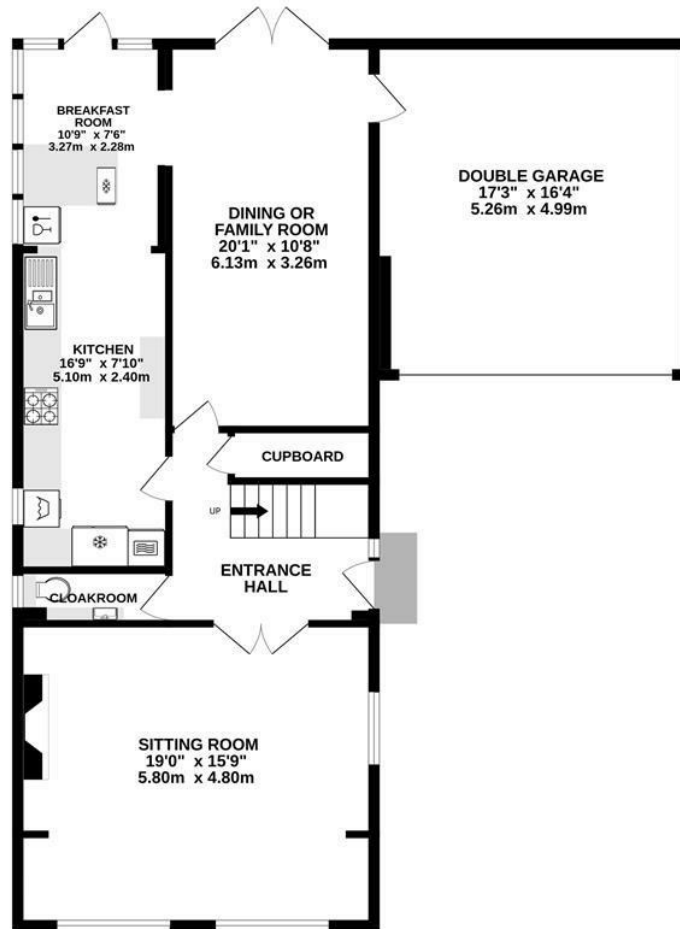
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The highly regarded Lordship Farm Primary School is just over half a mile away.



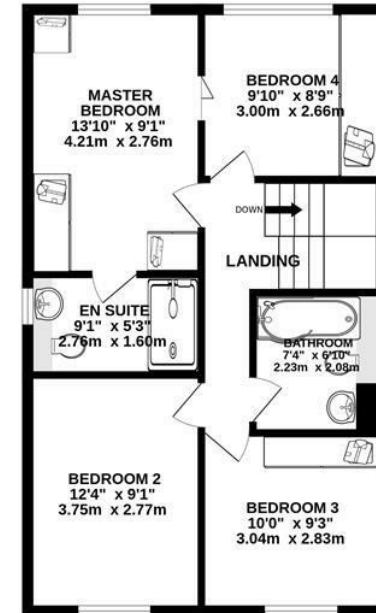




GROUND FLOOR
1121 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



THE FLOOR AREA INCLUDES THE DOUBLE GARAGE

TOTAL FLOOR AREA: 1701 sq.ft. (158.0 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 - F

EPC RATING

Band - C

SERVICES

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

BROADBAND: A choice of providers with claimed download speeds of up to 27 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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