



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

Guide Price £765,000

Charter Whyman

TOWN & VILLAGE HOMES





FINE GARDEN CITY HOME BY PARKER & UNWIN OUTSTANDING OPEN-PLAN KITCHEN & BREAKFAST ROOM SUPERB SETTING AND 205' REAR GARDEN

THE PROPERTY

This distinguished early Garden City semi detached house dates from 1905 and was designed by Parker & Unwin, the lead architects in charge of the Garden City project and is rated a home of 'Special Interest' by the Letchworth Heritage Foundation. This much loved home has been well updated and improved, whilst fully retaining its charm and character, boasting many original features. There are two large reception rooms on the ground floor, together with a fine modern kitchen, open-plan to the breakfast room, and a cloakroom/WC. On the first floor, there are three double bedrooms and a family bathroom featuring the original cast iron bath and a shower. The third bedroom also has a shower in the corner and an en suite cloakroom/WC with storage.

The house is of solid brick construction and, unusually for the Garden City, it is only roughcast rendered on the first floor, the fine red brick being exposed on the ground floor. Under a pitched tiled roof, the house benefits from full double-glazing in timber frames to the front and uPVC to the side and rear. The central heating is supplied by a gas fired boiler.

THE OUTSIDE

The house is set 60' (18.15m) back from the road in a fine plot measuring approximately 296' by 34'6" (90.27m x 10.5m) overall. The front garden is enclosed by hedges and laid to lawn with a well-stocked herbaceous border and impressive mature conifer. The gravel driveway and forecourt provides off-street parking for five to seven cars and leads via double gates to the detached garage (with power-operated up-and-over door) to the rear.

The delightfully wild and informal rear garden faces primarily south and is some 205' (62.37m) in length. It is laid to extensive lawns with paved patio, herbaceous borders, numerous ornamental shrubs and trees, climbing roses, fruit tree, including apple, pear and plum, and large fruit cage or chicken run. Timber potting shed and timber summerhouse.

THE LOCATION

The house stands in a group of fine Garden City houses, ranged along Baldock Road, which, at this point, is a wide tree-lined avenue. Within the Letchworth Conservation Area, it is some half a mile south of the town centre and three-quarters of a mile from the 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 a mile and a half away by car.

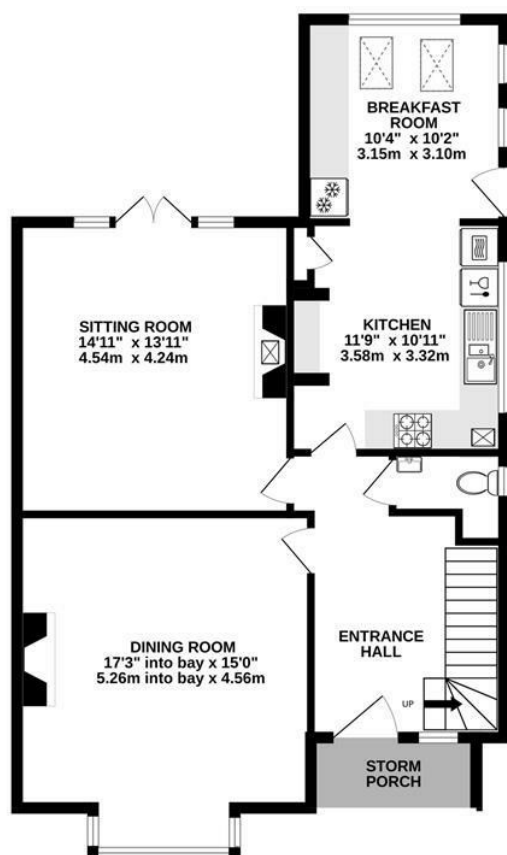
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The house is particularly well placed for easy access to schools, with St Francis' College and St Christopher School both being only quarter of a mile away and the Highfield School about half a mile.







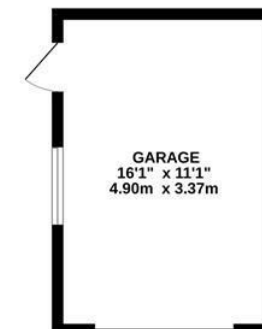
GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



GARAGE
178 sq.ft. (16.5 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1630sq.ft. (151.4 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 - 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 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

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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