



202 Icknield Way • Letchworth Garden City • Hertfordshire • SG6 4AA

Guide Price £785,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE DOUBLE-FRONTED GARDEN CITY HOME SUPER OPEN-PLAN KITCHEN/DINING ROOM SUPREMELY CONVENIENT LOCATION

THE PROPERTY

This attractive double fronted detached house in the traditional Garden City style boasts a superb open-plan kitchen and dining room, plus separate sitting room and study. The ground floor is completed by a shower room and the entrance hall. The first floor provides four bedrooms and a smartly fitted bathroom.

The house is of solid brick construction, mainly roughcast rendered externally, under a pitched tiled roof and benefits from double-glazing and gas fired central heating.

NB In 2018 the property required a schedule of works to combat subsidence at the property. It was noted that this was caused by root induced clay shrinkage. Trees were attended to and the property made good decoratively.

THE OUTSIDE

The house stands in a triangular plot measuring some 121' by 87' (37m x 25,5m) overall. The impressive frontage is screened by a beech hedge and the front garden is well stocked with ornamental shrubs and trees. The concrete driveway provides good off-street parking and leads to the attached garage and car port.

The rear garden is approximately 72' (21.9m) in length with paved patio, steps down to lawn, herbaceous borders and ornamental shrubs, trees and palm. Timber Garden Shed and Greenhouse.

THE LOCATION

202 Icknield Way is very conveniently located within the Letchworth Conservation Area just to the north east of the town centre, less than a quarter of a mile from the mainline railway station and main shopping area. Letchworth Garden City is on the Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is just 2.1 miles away by car.

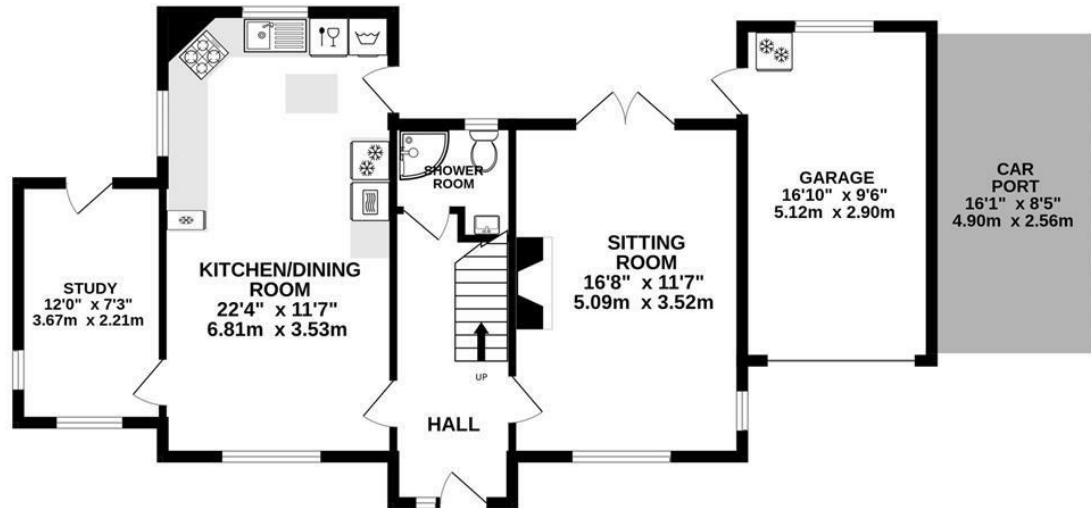
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces, the most impressive of which, the 63-acre Norton Common, is less than 200 yards away.



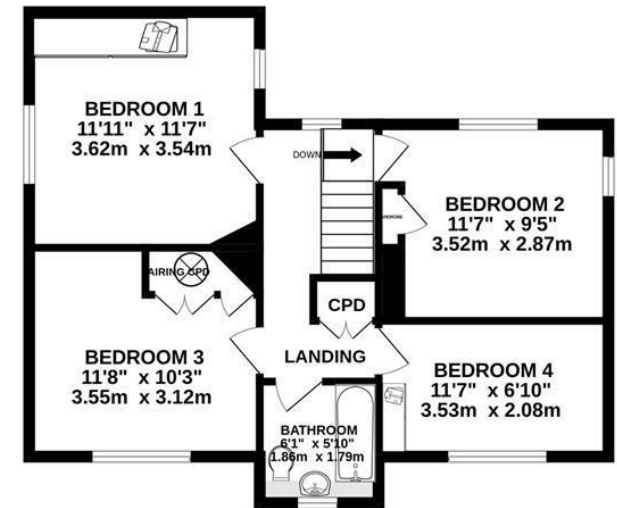




GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE OR CAR PORT

TOTAL FLOOR AREA : 1203 sq.ft. (111.7 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 10,000 Mbps.
MOBILE SIGNAL: Most providers claim up to 5G coverage,.

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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