



8 Green Lane • Letchworth Garden City • Hertfordshire • SG6 1ED

Guide Price £850,000

Charter Whyman

TOWN & VILLAGE HOMES











## DISTINGUISHED GARDEN CITY HOME BY C H HIGNETT RANGE OF OUTBUILDINGS QUARTER ACRE GARDEN PLOT

### THE PROPERTY

This individual traditional Garden City detached house was designed by Cecil Horace Hignett, who opened his practice in the town in 1910 and was the architect responsible for the design of the famous Spirella Building. The house is designated a 'home of special interest' by the Letchworth Heritage Foundation and has been well extended and updated whilst fully retaining its original character.

The property is particularly spacious on the ground floor providing very versatile accommodation with three reception rooms plus a large garden room. An attractive and unusual feature is the large veranda linking the house to the garage, storeroom and studio/office. The original house is of solid brick construction under a pitched tiled roof; the extension is of insulated cavity construction, the sitting room has a flat roof and the garden room an insulated pitched roof. The property benefits from white powder coated metal double-glazed windows and gas fired central heating.

### THE OUTSIDE

The house stands in a fine plot measuring approximately 169' by 64' (51.5m x 19.6m) overall, approaching a quarter of an acre, set about 57' (17.4m) back from the road. The front garden is screened by a brick wall and mature hedges and laid to lawn with an attractive knot garden. The herring bone brick paved driveway provides an extensive off-street parking and turning area and leads to the garage.

The side garden and veranda lead to the secluded rear garden which measures some 85' by 60' (25.9m x 18.29m). It is laid to lawn with a large paved patio, herbaceous beds and borders, ornamental shrubs, apple trees and vegetable plot. A covered barbecue area adjoins the veranda.

### THE LOCATION

The house is situated at the northern end of Green Lane, close to its junction with Norton Road, on the north-east corner of the town, a mile and a quarter from the 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. Junctions 9 & 10 on the A1 (M) are 2.4 and 2.5 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. Norton was one of the three ancient villages absorbed into the Garden City and its old centre, with pub, primary school and parish church, is within a third of a mile.



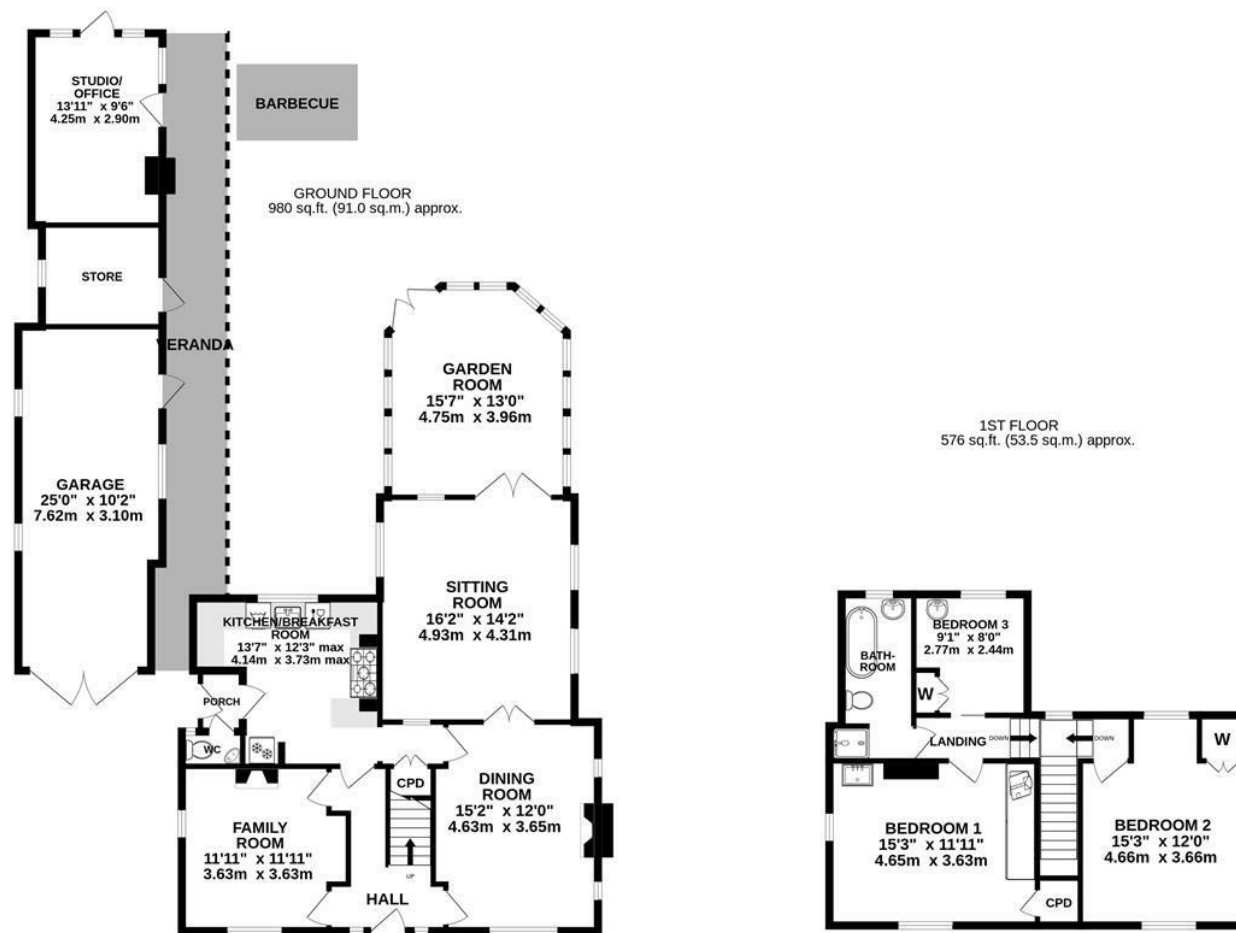












THE FLOOR AREA DOES NOT INCLUDE THE GARAGE, STORE, STUDIO OR VERANDA

TOTAL FLOOR AREA : 1556 sq.ft. (144.5 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 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](http://www.north-herts.gov.uk)

Tel: 01462 530350

[www.leitchworth.com](http://www.leitchworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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