



97 Norton Road • Letchworth Garden City • Hertfordshire • SG6 1AD

£3,300 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## REMARKABLY SPACIOUS & VERSATILE ACCOMMODATION NEWLY REFURBISHED AND UPDATED REAL GARDEN CITY CHARACTER AND CHARM

### THE PROPERTY

No 97 forms part of an imposing Garden City property on the corner of Green Lane and Norton Road. It has just been the subject of a thorough scheme of refurbishment, updating and improvement. It provides remarkably spacious and versatile accommodation distributed over three floors with considerable charm and Garden City character. There are two large reception rooms, a kitchen/breakfast room, laundry/utility room and cloakroom/WC on the ground floor. On the first floor are three double bedrooms and a well-appointed bathroom with a fourth double bedroom and large loft on the top floor.

The house benefits from sealed unit double-glazing and gas fired central heating.

The property is available for rent unfurnished.

### THE OUTSIDE

The house is set back some 30' (9.28m) from the road and screened by a tall laurel hedge. The garden is to the front of the house and approximately 105' (32.9m) in width. It is laid to an extensive lawn with a block paved forecourt providing good off-street parking. A single gate and an adjoining pair of gates open from the rear of the forecourt to a block paved courtyard affording generous additional parking space and leading to the detached double garage 16' x 15'11" (4.87m x 4.86m).

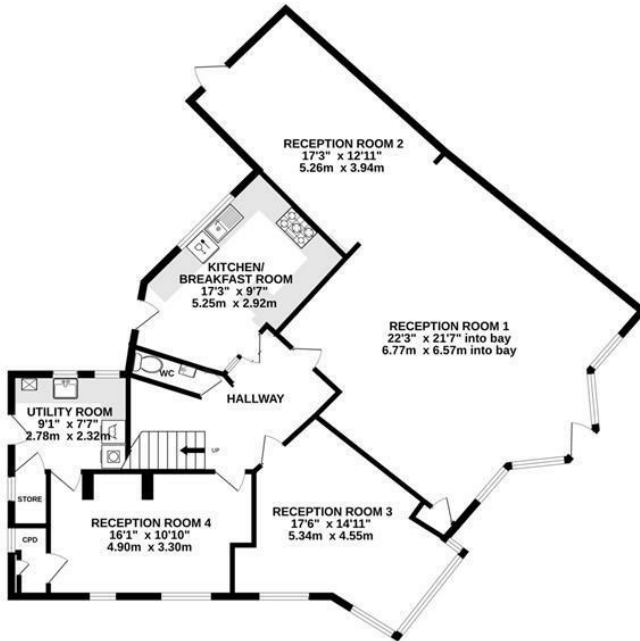
### THE LOCATION

On the corner of Green Lane and Norton Road, the house is located in the popular Norton area on the north-eastern corner of Letchworth. Norton was one of the three original villages absorbed into the Garden City. No 97 is about a mile and a quarter from the town centre and mainline railway station. Letchworth Garden City is on the London King's Cross to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 10 on the A1(M) is 2.4 miles away by car and Junction 9 is a 2.6 mile drive.

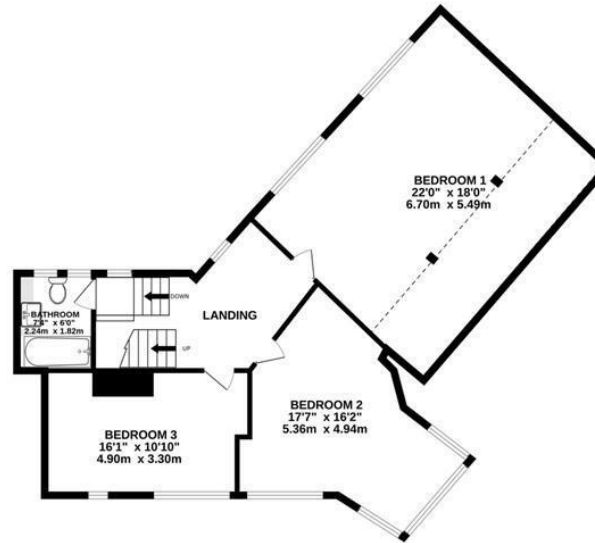
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent shops, schools, green open spaces and other leisure facilities. The 63-acre Norton Common is just over half a mile away and Norton parish church, primary school and the Three Horseshoes pub are all within a third of a mile.



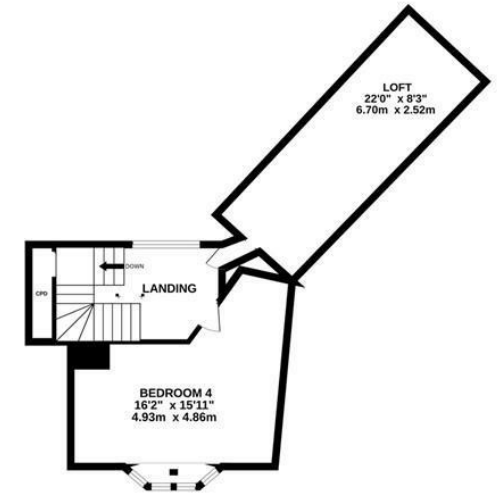
GROUND FLOOR  
1332 sq.ft. (123.8 sq.m.) approx.



1ST FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



2ND FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 2738 sq.ft. (254.4 sq.m.) approx.

Made with Metropix ©2025

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. 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.

Charter Whyman

TOWN & VILLAGE HOMES



## EPC RATING

Band - D

## SERVICES

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

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - G

## RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

## DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

# Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

[www.charterwhyman.couk](http://www.charterwhyman.couk)