



98 Wilbury Road • Letchworth Garden City • Hertfordshire • SG6 4JJ

Guide Price £890,000

Charter Whyman

TOWN & VILLAGE HOMES











## OUTSTANDING FAMILY HOME QUARTER ACRE PLOT SOUGHT-AFTER LOCATION

### THE PROPERTY

This attractive double-fronted detached house has been exceptionally well extended, updated and improved to provide a truly outstanding family home. To the front are an entrance hall and cloakroom/WC. To the left of the central hall is the sitting room with built-in cupboards flanking the original fireplace, to the right is an impressive kitchen/dining room. To the rear is a family room open-plan to the delightful orangery-style garden room. A laundry completes the ground floor.

There are four double bedrooms on the first floor, the master having its own en suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

The house is of insulated cavity construction, roughcast rendered externally, under a pitched tiled roof; the garden room has a flat roof incorporating a large lantern. The windows are double-glazed, mainly in uPVC frames, with some in white coated aluminium frames with hardwood surrounds and the house benefits from gas fired central heating.

### THE OUTSIDE

The house stands a minimum of 30' (9.39m) back from the road, set in a plot of very nearly a quarter of an acre, measuring approximately 199' by 49' (60.38m x 14.85m) overall. The front garden has hedges to front and one side, a fence to the other, and is laid to lawn with herbaceous borders and ornamental shrubs and trees. The block paved and shingle forecourt provides ample off-street parking. To the left of the house is a storage area, fenced and gated to front and rear.

To the right of the house double gates open to a sideway leading to the detached timber workshop/store to the rear and on to the splendid rear garden, which is some 119' (36m) in length. A paved patio terrace adjoins the rear of the house with steps descending between raised beds to the lawn, herbaceous beds and borders, circular paved patio, fruit trees and ornamental shrubs and trees. Timber garden shed.

### THE LOCATION

Wilbury Road is an established residential road running east to west on the northern side of the town. No 98 is just three-quarters of a mile from the town centre and mainline railway station. 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 2.7 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 400 yards away.



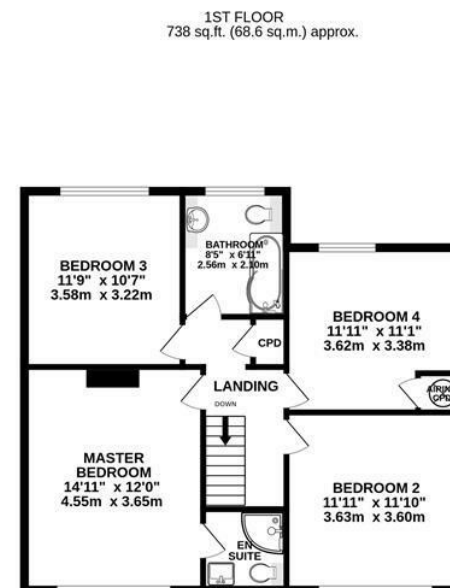
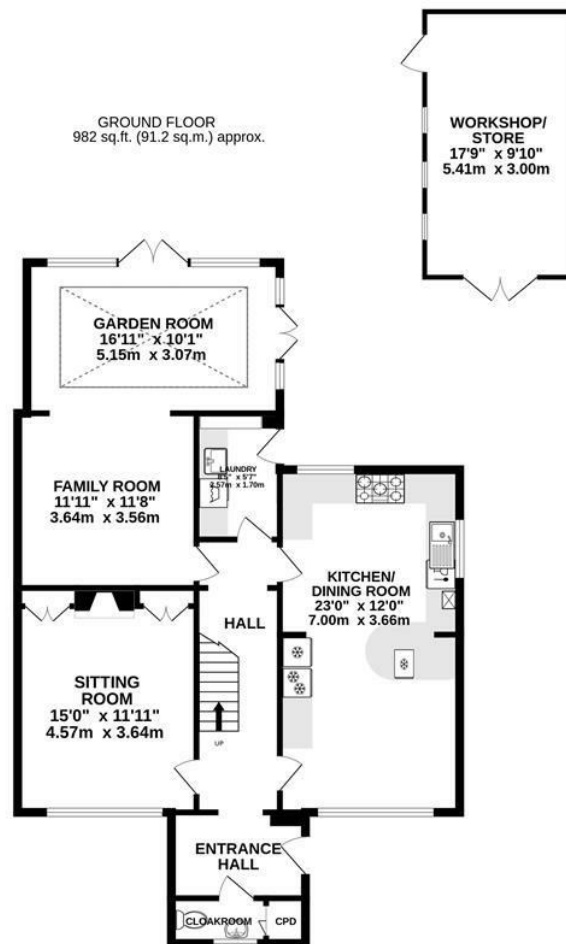












THE FLOOR AREA DOES NOT INCLUDE THE WORKSHOP/STORE

TOTAL FLOOR AREA: 1720 sq.ft. (159.8 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

## EPC RATING

Band - D

## 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 4G coverage, O2 claims to provide 5G.

## COUNCIL TAX

Currently Band F, but subject to an improvement indicator. The banding may be revised following a sale.

## 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)

## 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 530350

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

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)