



2 Willian Way • Letchworth Garden City • Hertfordshire • SG6 2HG

Guide Price £1,200,000

Charter Whyman

TOWN & VILLAGE HOMES





OUTSTANDING FAMILY HOME SUPERB KITCHEN/BREAKFAST/GARDEN ROOM ENVIABLE LOCATION

THE PROPERTY

This substantial detached house dates from 1933 and has been exceptionally well extended, updated and improved to provide an outstanding family home. The centrepiece is a magnificent open-plan kitchen/breakfast/garden room, complemented by separate sitting, dining and family rooms. The ground floor is completed by the entrance hall, cloakroom/WC and a utility room.

The first floor provides four double bedrooms, the master having an impressive en suite with both shower and bath. Bedroom 3 also has its own en suite shower room and the remaining bedrooms are served by a family bathroom and separate WC.

The house is of cavity construction, the extensions of insulated cavity, under a pitched tiled roof and benefits from gas fired central heating. The kitchen/breakfast/garden room and the en suite to the master bedroom have electric underfloor heating. Most of the windows are double-glazed.

THE OUTSIDE

The house is set in a triangular corner plot measuring approximately 137'9" by 134'6" (42m x 41m) overall. It is screened from the road by a tall hedge and the front garden is laid to lawn with ornamental trees. The shingle forecourt provides good off-street parking and leads to the attached garage.

The pleasantly private south facing rear garden is some 72' (21.9m) in depth and laid to lawn with paved patio, herbaceous borders and ornamental shrubs. Octagonal timber summerhouse.

THE LOCATION

Willian Way is a tree lined residential avenue on the south side of the town. No 2 being half a mile from the 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.

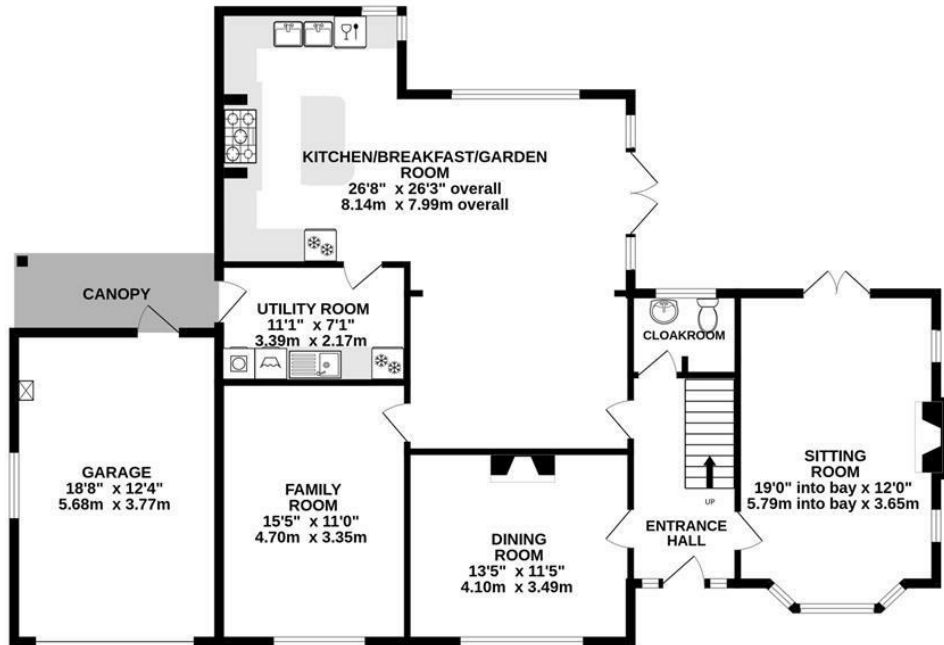
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The house is particularly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



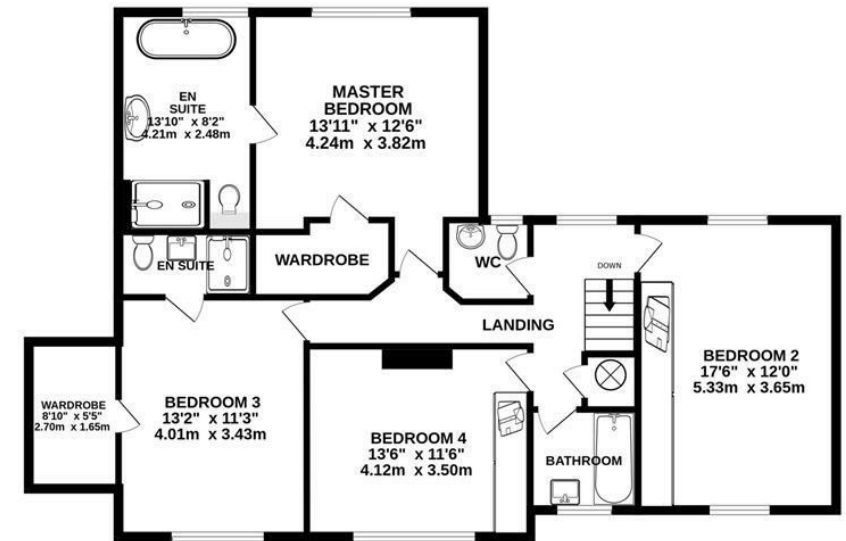




GROUND FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 2307 sq.ft. (214.3 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 - 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 1,000 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

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.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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