



28 Parker Close • Letchworth Garden City • Hertfordshire • SG6 3RT

Guide Price £700,000

Charter Whyman

TOWN & VILLAGE HOMES





SPACIOUS AND VERSATILE FAMILY HOME 4 BEDROOMS + EN SUITE + FAMILY BATHROOM SOUGHT-AFTER RESIDENTIAL LOCATION

THE PROPERTY

This modern detached house has been extended on the ground floor and offers spacious and versatile family accommodation. There are four reception rooms on the ground floor, plus fitted kitchen, utility room and cloakroom/WC. The first floor provides four bedrooms, the master having its own en suite shower room, and a family bathroom.

The house is of insulated cavity construction under a pitched tiles roof and benefits from uPVC double-glazed windows and central heating supplied by a gas fired boiler located in the loft space.

THE OUTSIDE

The house is set in a plot measuring approximately 99' by 44' (30.3m x 13.5m) overall. The front garden is screened by a laurel and conifer hedge and laid to lawn with herbaceous borders and ornamental shrubs and trees. The concrete driveway provides off-street parking for three cars.

The rare garden is some 30'6" (9.3m) in depth and laid to lawn with paved patio, herbaceous borders and ornamental shrubs, conifers and trees. Timber garden shed and garden store.

THE LOCATION

Set in this exclusive residential close, the house lies three-quarters of a mile to the south of the town centre and only a very little farther 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 2.2 miles away by car.

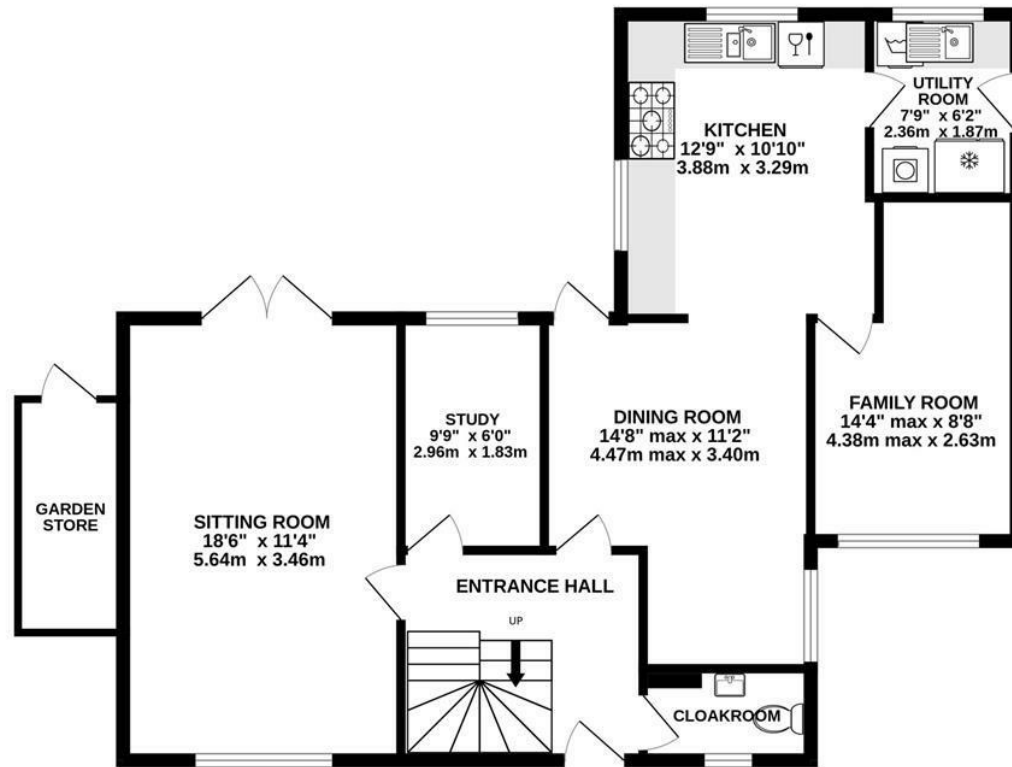
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces.



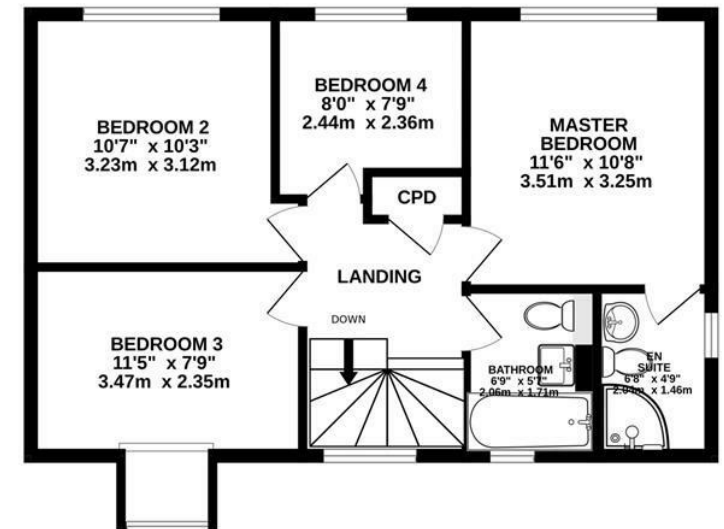




GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARDEN STORE

TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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

COUNCIL TAX

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

SERVICES

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

BROADBAND: A choice of providers with claimed download speeds of up to 1,800 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

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

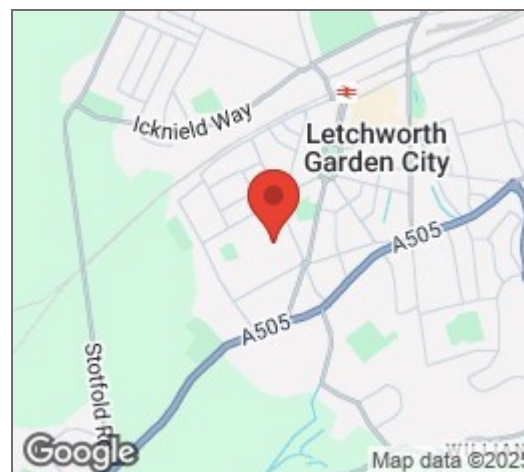
www.north-herts.gov.uk

Tel: 01462 530350

www.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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