



14 Unwin Close • Letchworth Garden City • Hertfordshire • SG6 3RS

Guide Price £650,000

Charter Whyman

TOWN & VILLAGE HOMES





EXTENDED DETACHED MODERN FAMILY HOME FLEXIBLE SEMI OPEN-PLAN LAYOUT GARDEN STUDIO IDEAL AS HOME OFFICE

THE PROPERTY

This attractive modern detached house has been well extended to the rear, giving the ground floor a very flexible semi-open-plan layout with four reception rooms, plus a fitted kitchen and cloakroom/WC. The first floor provides four bedrooms and a family bathroom boasting both shower and bath.

The house is of insulated cavity construction, the original section being under a pitched tiled roof with a flat roof to the extension. It benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The house stands in a plot measuring approximately 83' by 43' (25.2m x 13.2m) overall. The front garden is laid to lawn with a raised brick border to front and side, herbaceous border and ornamental shrubs. A herring-bone brick paved driveway/forecourt provides off-street parking and leads to the attached garage.

A gate to the side leads to the rear garden, which is some 27' (8.25m) in depth and laid to lawn with paved patio, herbaceous beds and borders, ornamental shrubs and conifers and a fig tree.

The garden studio has an electricity supply and adds an additional degree of flexibility to the property, being ideal for a variety of uses. Lean-to timber garden shed.

THE LOCATION

Unwin Close is pleasantly and conveniently located in a highly regarded residential area to the south-west of the town centre, just three-quarters of a mile from the main shopping centre and less than a mile from the 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 28 minutes away in the other direction. Junction 9 on the A1 (M) is 2.4 miles away by car.

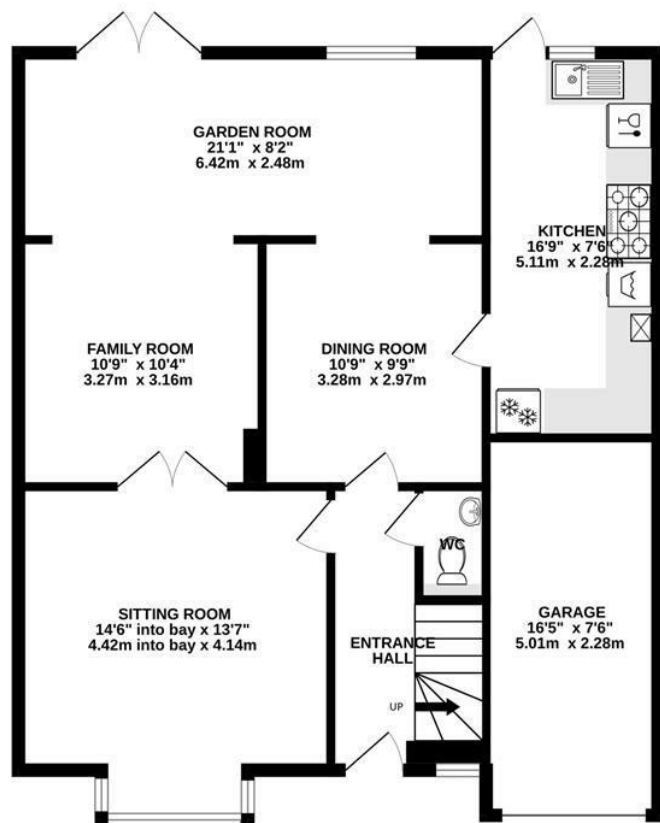
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities.



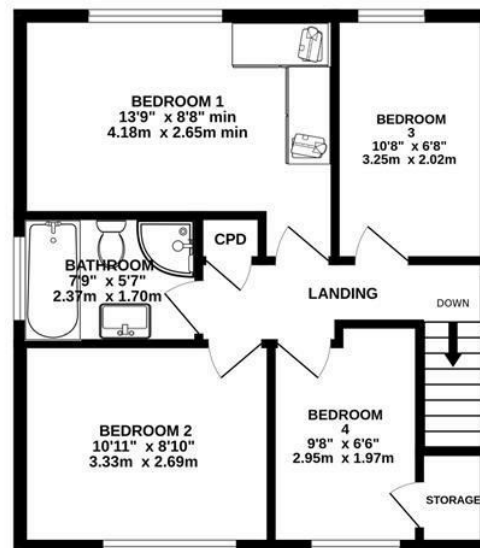




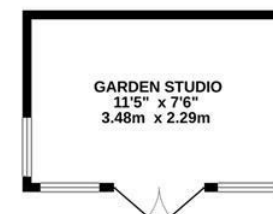
GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



GARDEN STUDIO
86 sq.ft. (8.0 sq.m.) approx.



THE FLOOR AREA INCLUDES THE GARAGE, BUT NOT THE GARDEN STUDIO

TOTAL FLOOR AREA : 1362sq.ft. (126.5 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 - C

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, some claim 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.leitchworth.com

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.co.uk