



55 Penn Way • Letchworth Garden City • Hertfordshire • SG6 2SH

Guide Price £725,000

Charter Whyman

TOWN & VILLAGE HOMES





REMARKABLY SPACIOUS MODERN HOME SUITE OF ROOMS IDEAL AS ANNEXE FOR DEPENDENT RELATIVE OR AS PART OF THE MAIN ACCOMMODATION

THE PROPERTY

This remarkably spacious modern detached home provides very versatile accommodation. In addition to the open-plan dining room and L-shaped sitting room, there is a third large reception room ideal as family room, study, studio or office; indeed, with its en suite bathroom, it is also ideal as a bed-sitting room for a dependent relative. The adjoining utility room could easily be converted to a small kitchen for the annexe. The kitchen and a cloakroom/WC complete the ground floor.

The first floor is equally impressive, with five bedrooms and a well appointed family bathroom. The master bedroom has an en suite shower room.

The house benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The house stands in a corner plot measuring approximately 87'9" by 45'6" (26.75m x 13.86m) overall. To the front are shrub borders and a herring-bone brick-paved forecourt providing off-street parking.

The rear garden is some 46' (14m) in depth and laid to lawn with an area of decking, herbaceous borders and ornamental shrubs and trees. Timber summerhouse.

THE LOCATION

Although the address reads Penn Way, the house is in reality positioned in the residential close of Pear Tree Dell. Penn Way is located in the popular Lordship area on the south side of the town and No 55 is less than a mile-and-a-half from the town centre and within a mile and three-quarters of the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline and regular services run throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1(M) is just over a mile away by car.

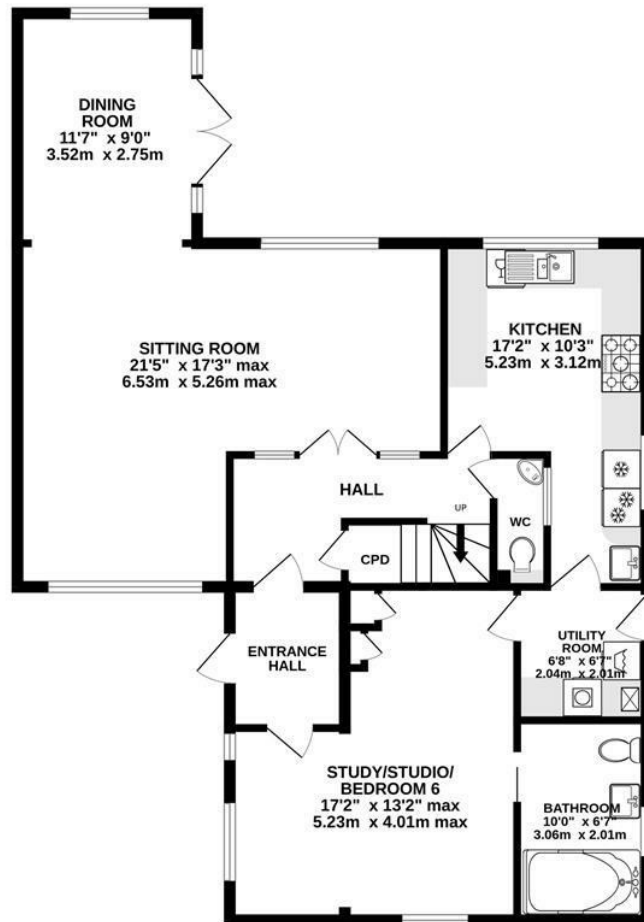
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The highly regarded Lordship Farm Primary School is within a third of a mile and it is less than a half-mile walk to the village of Willian with its pubs and other amenities.



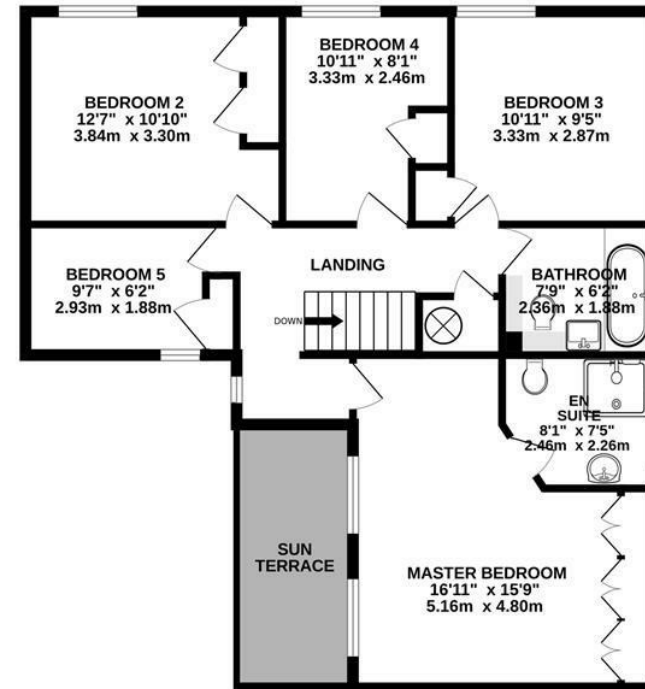




GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 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

LEASEHOLD: 990 year term with 935 years remaining. Ground Rent: £5 pa.

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

CONSTRUCTION

Of insulated cavity construction under a pitched tiled roof.

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 4G, O2 claims 5G.

LOCAL AUTHORITY

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

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - F

CONSERVATION AREA

The property is not located within a Conservation Area.

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.lechworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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

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www.charterwhyman.co.uk