



1 Broadcroft • Letchworth Garden City • Hertfordshire • SG6 3UA

Guide Price £795,000

Charter Whyman

TOWN & VILLAGE HOMES





SPACIOUS DETACHED FAMILY HOME GENEROUSLY PROPORTIONED ACCOMMODATION HIGHLY DESIRABLE LOCATION

THE PROPERTY

This attractive modern detached home has been well extended to provide an enlarged kitchen/breakfast room, dining room and conservatory in addition to the remarkably spacious sitting room. A cloakroom/WC, laundry and attached double garage complete the ground floor. The first floor comprises a family bathroom and four bedrooms, the master having a large en suite shower room.

The original house is of cavity brickwork, the extensions of insulated cavity construction, under a pitched tiled roof. The property benefits from uPVC double-glazed windows. Please note that the gas fired unit providing the warm air central heating has recently expired.

THE OUTSIDE

The house is set in a plot measuring approximately 116' by 47'6" (35.5m x 14.5m) overall. The front garden is well screened by hedges and laid to lawn with herbaceous border and ornamental conifers and trees. The herring-bone brick paved drive provides off-street parking and leads to the attached double garage with power operated up-and-over door.

The rear garden is some 57' (17.4m) in depth and attractively laid out with a walled and paved patio adjoining the house, steps up to the lawn, herbaceous borders, ornamental shrubs, trees and conifers and a second brick-paved patio. Timber garden shed.

THE LOCATION

Broadcroft is a peaceful residential close, enjoying a very pleasant setting in the popular Manor Park area on the south side of Letchworth, Just over a mile from the town centre and only 1.3 miles from the mainline railway station. Letchworth Garden City is on London to Cambridge mainline with the fastest service to King's Cross taking only 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is a mile and a half away by car.

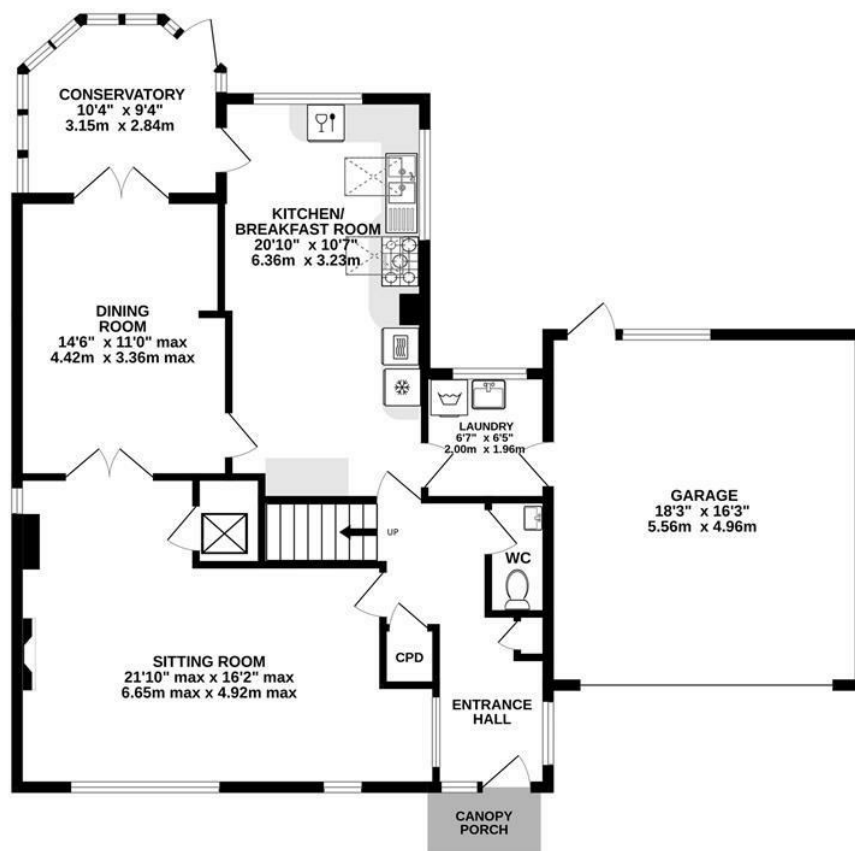
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent schools, shops, leisure facilities and green open spaces. Letchworth Golf Club and Lordship Farm Primary School are both within half a mile.



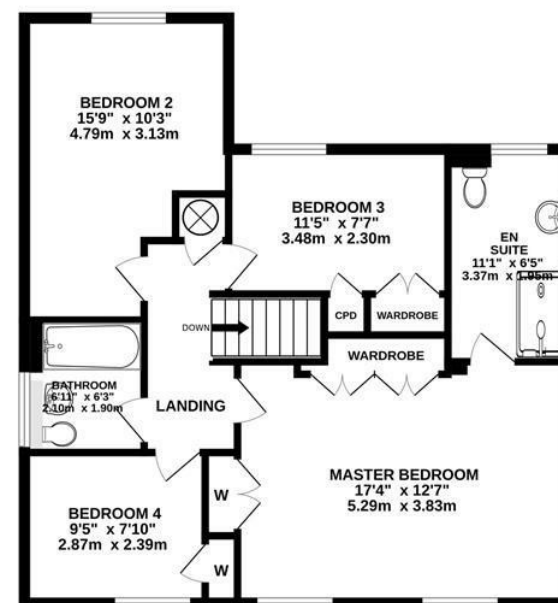




GROUND FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



THE FLOOR AREA INCLUDES THE GARAGE
TOTAL FLOOR AREA : 1962 sq.ft. (182.3 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

COUNCIL TAX

Currently Band F, 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 1000 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

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