



38 Sollershott East • Letchworth Garden City • Hertfordshire • SG6 3JN

Guide Price £995,000

Charter Whyman

TOWN & VILLAGE HOMES





REMARKABLY SPACIOUS & DISTINGUISHED GARDEN CITY HOME DESIGNED BY EMINENT ARCHITECT C M CRICKMER UPDATED TO A VERY HIGH STANDARD

THE PROPERTY

This stunning Grade II listed family home dates from 1911 and is an outstanding example of the early Garden City style, designed by the renowned architect, C M Crickmer, a leading light of the movement. It forms part of a group of four properties angled at the corner of South View, regarded as among the finest in the Garden City. The delightful Oriel window, central to the terrace, is a pleasing element of No 38 and is only one of the many original features which contribute to the elegance and style of this remarkable property.

The house has been exceptionally well updated and improved, whilst fully retaining its character and charm. There is high quality parquet flooring throughout the ground floor and both reception rooms have impressive period fireplaces. The accommodation on this level is completed by a superb kitchen/breakfast room, laundry and cloakroom/WC. The first floor provides four double bedrooms; Bedroom 5 has doors to both the landing and Bedroom 1, lending itself to alternative uses as a dressing room or study. Full planning permission has been granted for this room to be converted into an en-suite. There is also an impressive family bathroom with underfloor heating on this floor, where you will find the Oriel window, a large walk-in shower cubicle and a bath. There are two further double bedrooms on the second floor, plus an impressive wet room with shower with underfloor heating. All the bedrooms retain their original fireplaces, adding to the character of this fine home.

The house benefits from gas fired central heating.



ATTRACTIVELY LAID OUT GARDENS TO FRONT AND REAR OFF-STREET PARKING DESIRABLE LOCATION

THE OUTSIDE

Referred to as the 'Gateway to Letchworth' the house is set some 130' (39.6m) back from the road in a plot measuring approximately 216' by 54' (65.8m x 16.6m) overall. The front garden is very attractively laid out with lawns, herring-bone brick paved pathways, herbaceous beds and borders, rose bushes and ornamental shrubs and trees. An area laid to shingle, accessed from South View, provides off-street parking for two cars. The property also includes an Andersen EV charging point.

A shared passageway leads to the delightful rear garden, which is some 63' (19.4m) in depth and laid to lawn with paved patio, a second herring-bone brick paved patio, herbaceous borders, fruit trees and ornamental shrubs. Timber garden shed 10'9" x 7' (3.3m x 2.14m).

THE LOCATION

Sollershott East is a very highly regarded residential road with some of the most desirable homes in the Garden City. No 38 is just half a mile from the town centre and scarcely more from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London Kings Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1(M) is just a mile and a half away by car.

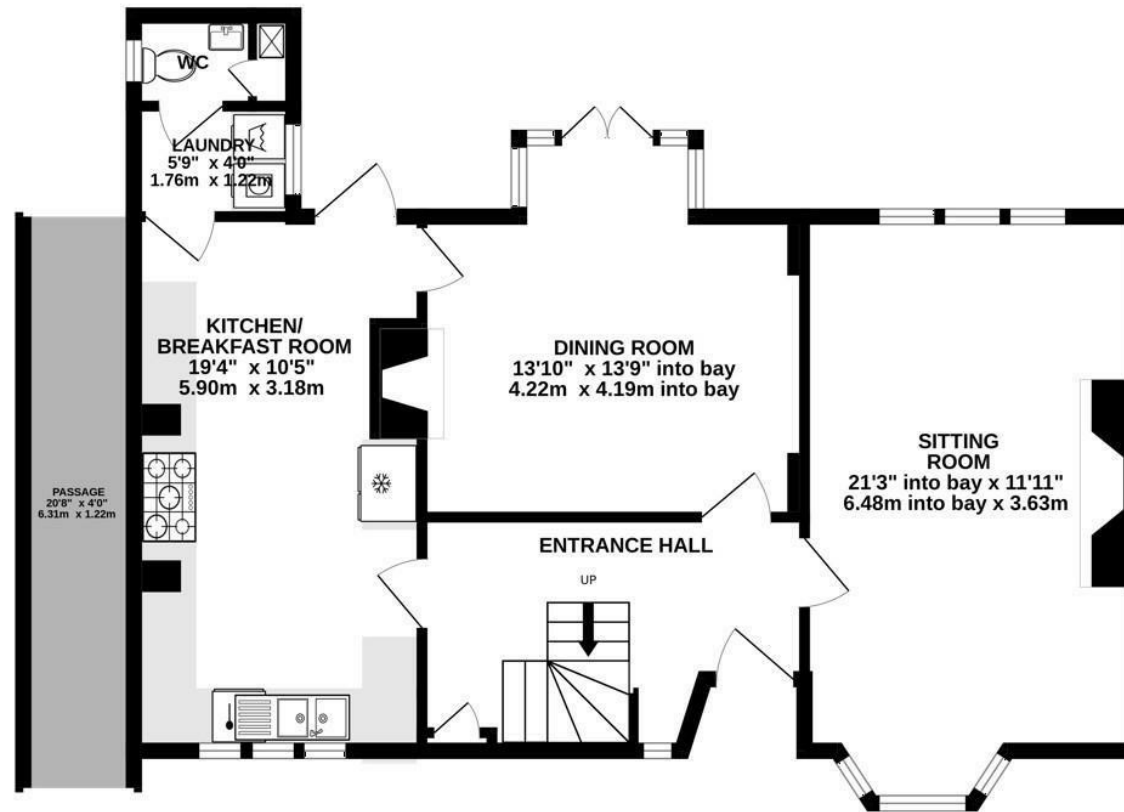
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The house is particularly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







GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

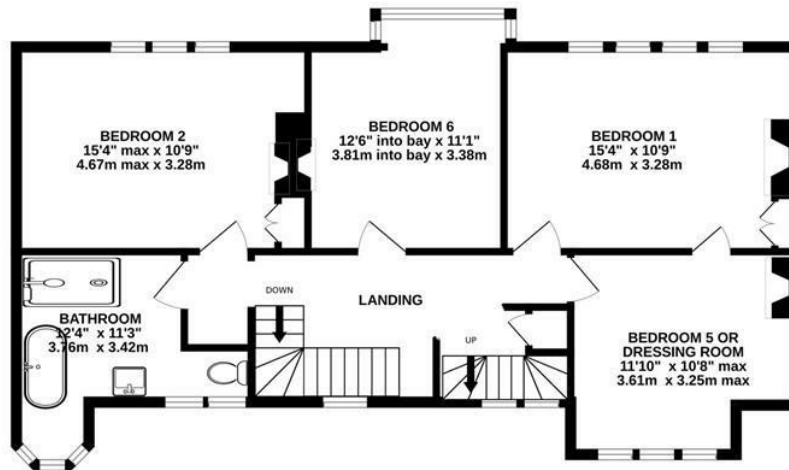


These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area **may** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy 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.

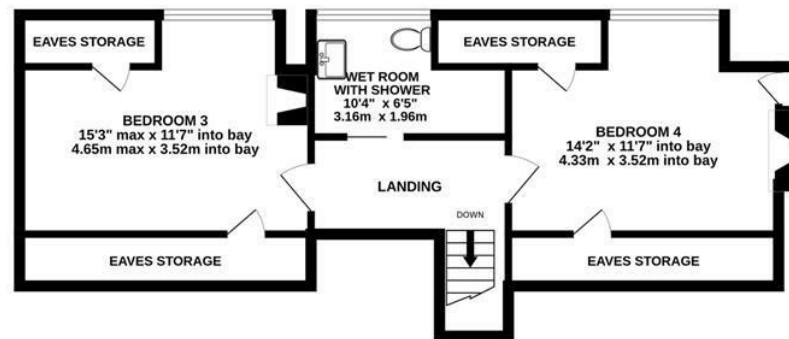
Charter Whyman

TOWN & VILLAGE HOMES

1ST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



2ND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



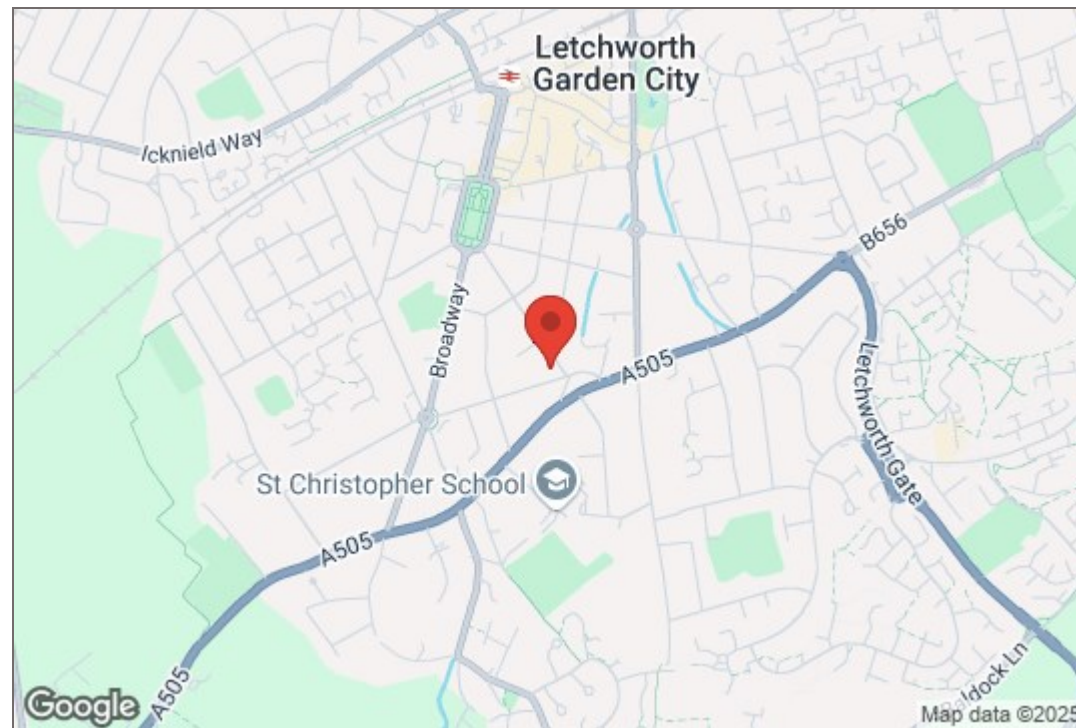
TOTAL FLOOR AREA : 2072 sq.ft. (192.5 sq.m.) approx.

Made with Metropix ©2025

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.

Charter Whyman

TOWN & VILLAGE HOMES



TENURE

FREEHOLD

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

Solid brick, roughcast rendered to first floor, with mullioned windows with leaded lights. Pitched, tiled and partly hipped roofs.

SERVICES

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

EPC RATING

Band - E

LISTED PROPERTY

Grade II.

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 1,800 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 within the Letchworth 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

01462 685808

www.charterwhyman.couk