



29 Lordship Lane • Letchworth Garden City • Hertfordshire • SG6 2BJ

Guide Price £550,000

Charter Whyman

TOWN & VILLAGE HOMES



WELL-PROPORTIONED MODERN SEMI BATHROOM AND SHOWER ROOM GOOD LOCATION

THE PROPERTY

This modern semi provides well-balanced three bedroom accommodation with the addition of a garden room, utility room and shower room/WC to the original two reception rooms and kitchen comprising the ground floor. There is a well-appointed family bathroom on the first floor.

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

THE OUTSIDE

The house stands in a good plot measuring approximately 140' by 31' (42.48m x 9.45m) overall. The front garden is bounded by hedges and laid to lawn with herbaceous borders, rose bushes and ornamental shrubs. The herring-bone brick paved drive provides off-street parking and leads to the attached garage.

A gate to the side of the garage leads to, the rear garden, which is some 81' (24.89m) in length and laid to lawn with an area of decking, herbaceous borders and ornamental shrubs and trees. Timber garden shed.

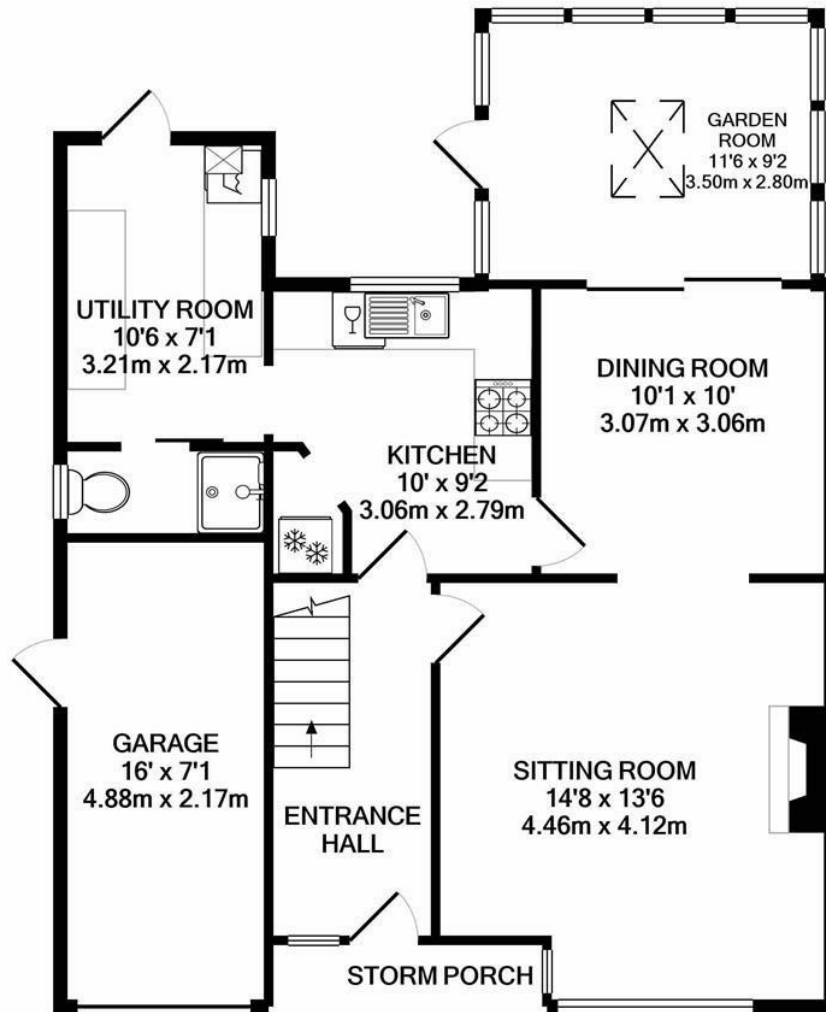
THE LOCATION

As its name suggests, Lordship Lane leads from the town to the popular Lordship area on its southern side. The house is just three-quarters of a mile from the town centre and less than a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross 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 only 0.8 of a mile away by car.

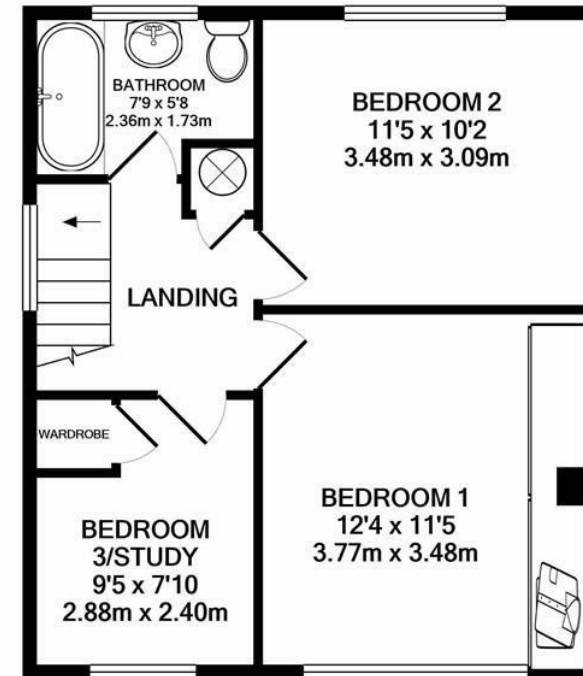
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent shops, green open spaces,, leisure facilities and schools, with the Lordship Farm Primary School and St Christopher School both being just over half a mile away.







GROUND FLOOR
APPROX. FLOOR
AREA 791 SQ.FT.
(73.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

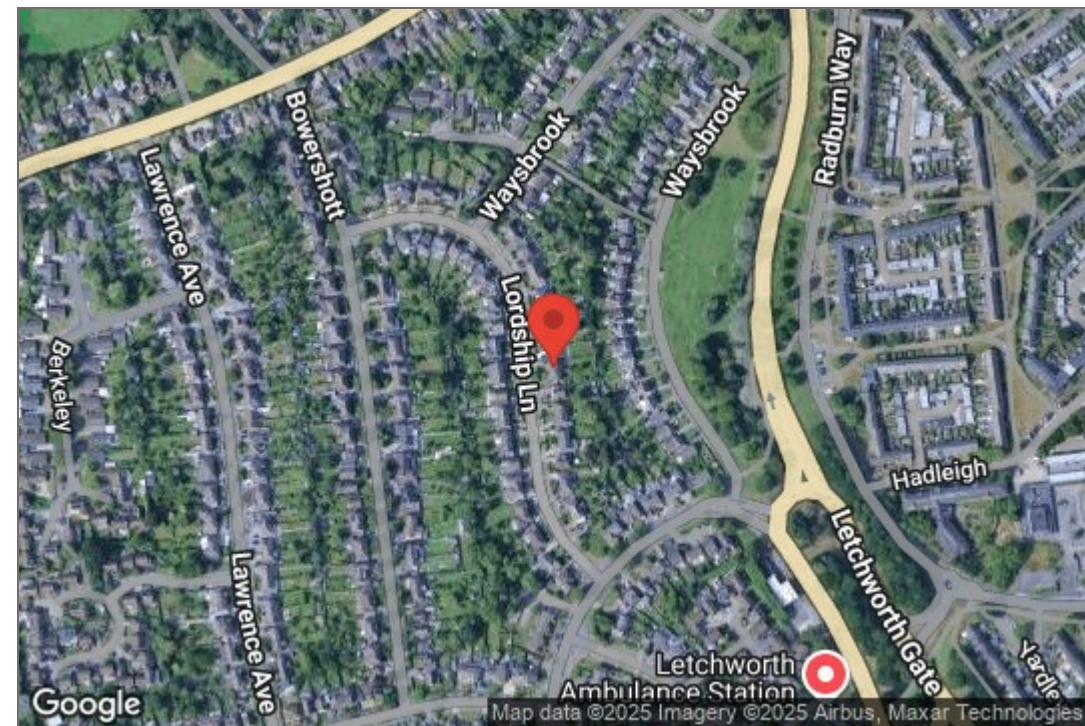
TOTAL APPROX. FLOOR AREA 1224 SQ.FT. (113.7 SQ.M.)

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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

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

Insulated cavity brickwork under a pitched tiled roof.

SERVICES

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

EPC RATING

Band - D

BROADBAND SPEED

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

MOBILE SIGNAL

Most providers claim up to 5G coverage, some only 4G.

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 - D

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.leitchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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www.charterwhyman.couk