



7 Chaomans • Letchworth Garden City • Hertfordshire • SG6 3UB

Guide Price £725,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE MODERN FAMILY HOME EXTENDED DINING & KITCHEN/BREAKFAST ROOMS DELIGHTFULLY SECLUDED REAR GARDEN

THE PROPERTY

This modern detached family home has the benefit of extended dining and kitchen/breakfast rooms to complement the spacious L-shaped sitting room. A cloakroom/WC, utility room and attached double garage, with power operated up-and-over door, complete the ground floor.

The first floor provides four bedrooms, with an en suite bathroom to the master. The other bedrooms are served by a family bathroom.

The house benefits from uPVC double-glazed windows and radiator central heating supplied by a gas fired boiler.

THE OUTSIDE

The house is set in a plot measuring approximately 154' by 41' (46.9m x 12.5m) overall. The front garden is screened by a tall hedge and comprises herbaceous and shrub beds and borders. The herring-bone pattern brick paved drive provides good off-street parking and leads to the attached garage.

The delightfully secluded rear garden is some 88' (27m) in length and laid to lawn with brick and crazy paved patios, herbaceous beds and borders and ornamental shrubs and trees.

THE LOCATION

Chaomans is pleasantly situated in the highly regarded Manor Park area on the south side of Letchworth Garden City, just over a mile from the town centre and within a mile and a quarter of the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is a mile and a half away by car.

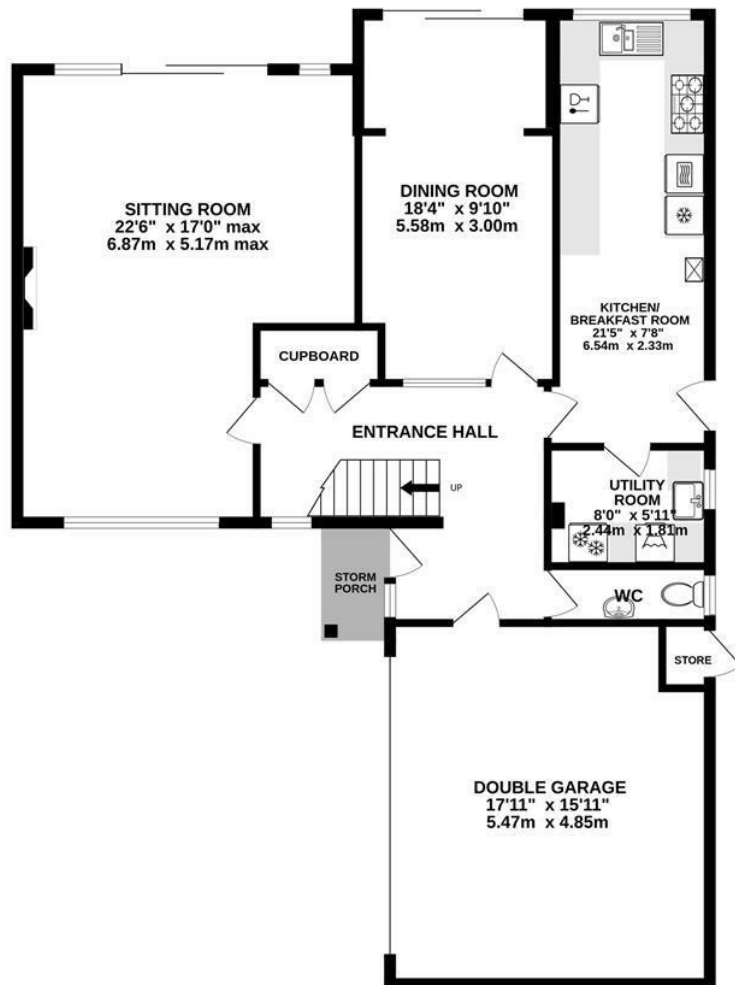
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The house is just a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



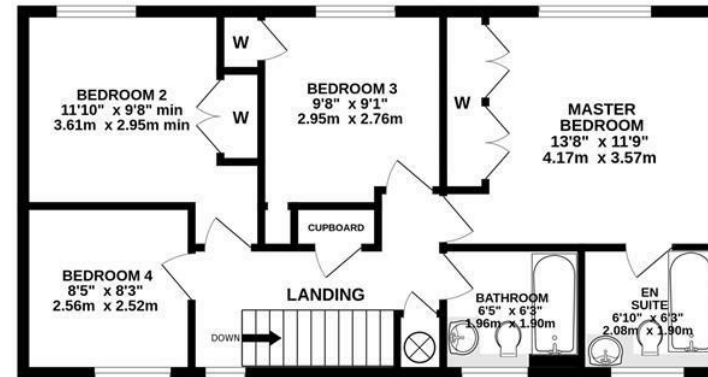




GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.

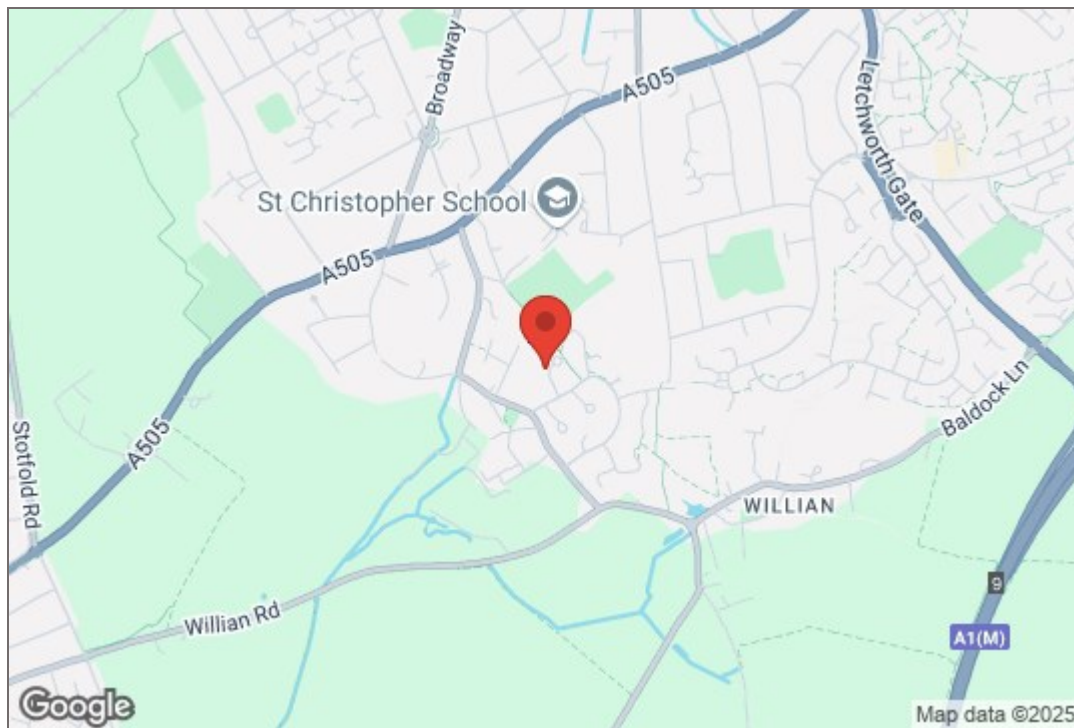


THE FLOOR AREA INCLUDES THE GARAGE
TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. 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

LEASEHOLD: 990 years 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. None are recorded at the Land Registry for this 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

Modern cavity construction. The main roof is pitched and tiled; the single storey areas have flat roofs.

SERVICES

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

EPC RATING

Band -

BROADBAND SPEED

A choice of provider claiming up to 1,000 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

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

01462 685808

www.charterwhyman.co.uk