



76 Cowslip Hill • Letchworth Garden City • Hertfordshire • SG6 4EX

Guide Price £745,000

Charter Whyman

TOWN & VILLAGE HOMES





SUPERB BLEND OF THE ORIGINAL ART DECO AND THE CONTEMPORARY SPACIOUS AND VERSATILE ACCOMMODATION

THE PROPERTY

This must be one of the most stylish and imaginative reworking of a house of its period that you could possibly find. Its origin is a very attractive bay-fronted 1920's semi, which has lost none of its original Art Deco style and charm, whilst the modern extension has added an impressive extra contemporary dimension. This has provided a spacious garden/dining room to the rear of the original two reception rooms, as well as solving the usual shortcoming of houses of this period by the creation of a kitchen of very satisfactory dimensions. The garage has been converted to a laundry/utility room and the ground floor is completed by a cloakroom/WC.

There are three double bedrooms, plus a shower room, on the first floor with a master suite of bedroom and shower room in the excellent loft conversion above.

This fine home has been finished to an exceptional standard throughout with top quality flooring, Art Deco moulded plaster panelling to the hallway, Art Deco fireplaces, a large double-glazed lantern above the dining room and wrought iron balustrades. The house benefits from uPVC double-glazed windows and the main central heating is supplied by a gas fired boiler. There is electric underfloor heating to the garden/dining room.



EXCELLENT MODERN KITCHEN DELIGHTFUL GARDENS WORKSHOP

THE OUTSIDE

The house stands in a plot measuring approximately 205' by 25' (62.5m x 7.6m) overall and backing on to Norton Common. The front garden is laid to lawn with herbaceous borders and ornamental shrubs. The tarmac drive provides off-street parking and leads to the attached garage (although this is currently converted to the utility room - see above).

The delightful rear garden is some 140' (42.9m) in length and most attractively laid out. A paved patio terrace adjoins the rear of the house, stepping down to a lawn with herbaceous borders to either side. A brick path leads beneath a pergola to the next section of the garden, which is again laid to lawn with a second paved patio incorporating an ornamental pond with a cascade water feature and herbaceous borders. At the rear of the plot is a third paved patio and the timber workshop with electric power.

The garden is planted with numerous ornamental shrubs and trees, including birches, willow and Japanese maple.

THE LOCATION

The house is conveniently situated towards the southern end of Cowslip Hill, just a third of a mile to the north of the town centre and 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 2.1 miles away by car.

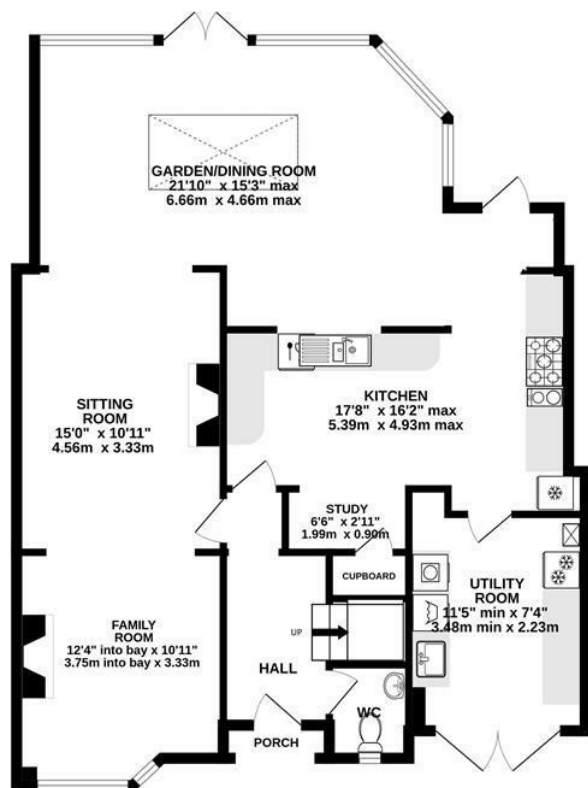
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces, the most impressive of which, the 63-acre Norton Common, adjoins the rear of the property.



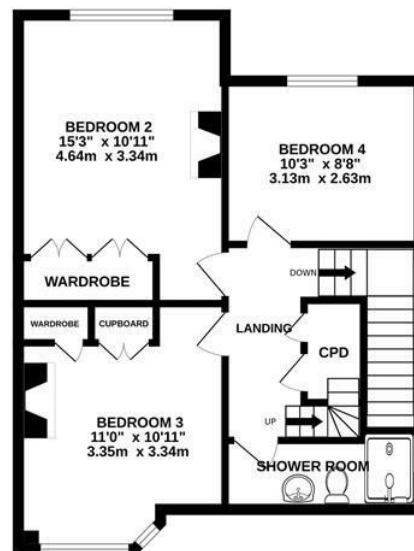




GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



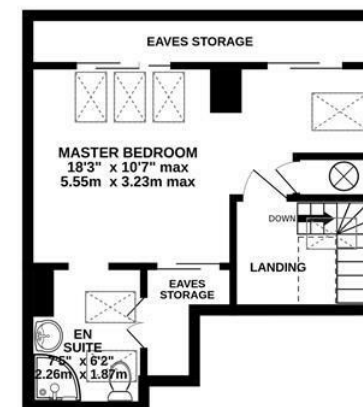
1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



WORKSHOP
158 sq.ft. (14.7 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE WORKSHOP OR THE EAVES STORAGE

TOTAL FLOOR AREA : 1790sq.ft. (166.3 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

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 walls; pitched tiled main roof. High quality flat roof to single storey areas.

SERVICES

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

EPC RATING

Band - E

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

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 - E

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.couk