



20 Parker Close • Letchworth Garden City • Hertfordshire • SG6 3RT

Guide Price £550,000

Charter Whyman

TOWN & VILLAGE HOMES





WELL PROPORTIONED MODERN HOME VERY ATTRACTIVE REAR GARDEN PEACEFUL RESIDENTIAL SETTING

THE PROPERTY

This well proportioned modern detached home has a sitting room with an attractive square bay window to the front and opening to a separate dining room to the rear. The ground floor is completed by a cloakroom/WC, kitchen and laundry, from which a door to the attached garage could easily be installed, if required.

There are four bedrooms on the first floor, together with a well-appointed shower room.

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

THE OUTSIDE

The house stands in a plot measuring approximately 78' by 36'9" (23.9m x 11.2m) overall. The open front garden is laid to lawn with herbaceous bed and borders and ornamental shrubs. The concrete driveway provides off-street parking and leads to the attached garage.

A gate to the side leads to the attractive south facing rear garden, which is some 31' (9.4m) in depth and laid to lawn with a paved patio, well stocked herbaceous borders and ornamental shrubs and trees.

THE LOCATION

The house enjoys a very pleasant setting in a select small close, set off the main run of Parker Close, which is itself a well regarded and peaceful residential close, just three-quarters of a mile to the south-west 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.

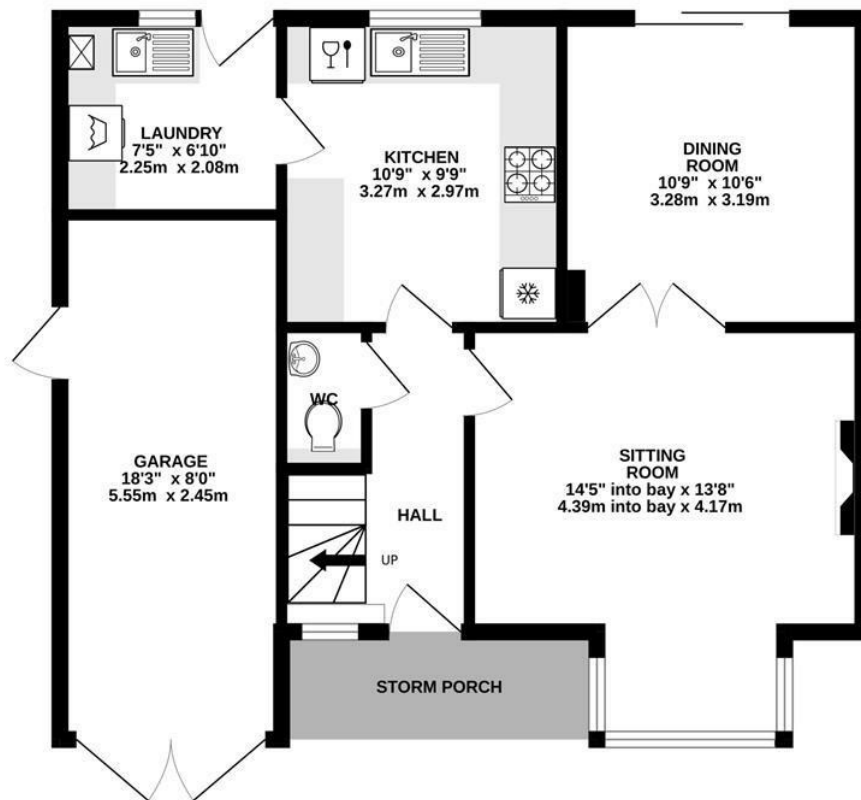
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces.



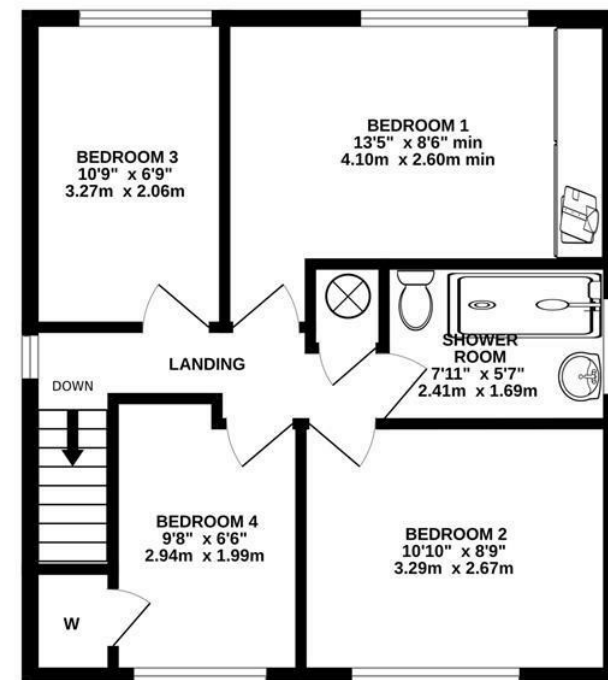




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



THE TOTAL FLOOR AREA INCLUDES THE GARAGE

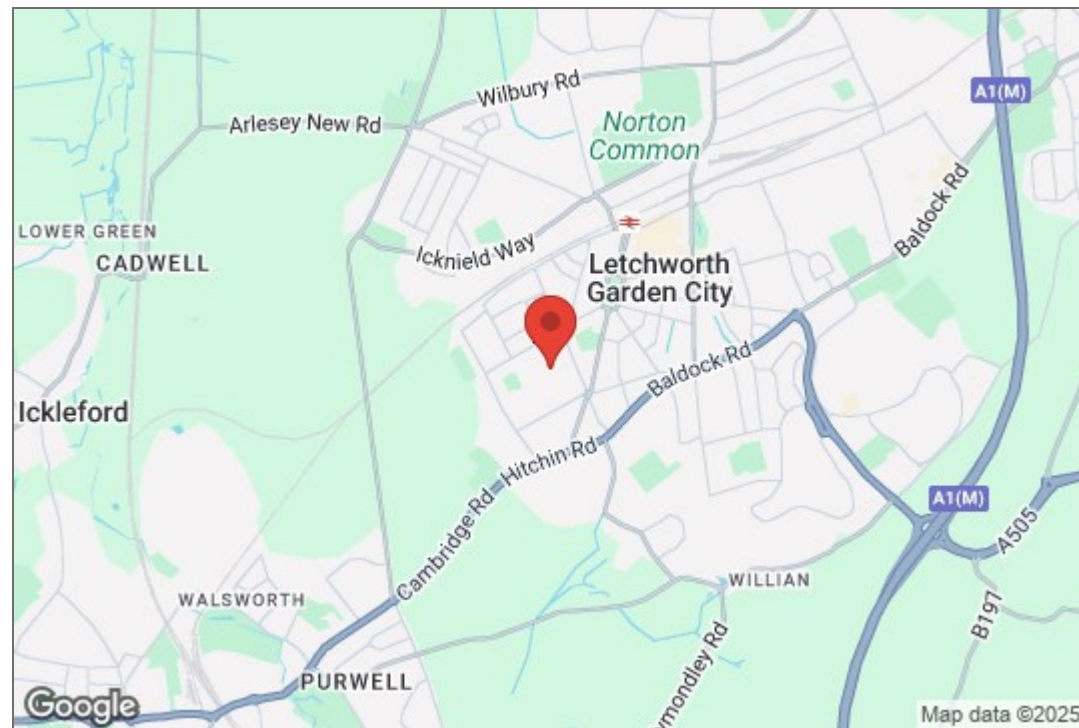
TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

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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 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 providers with claimed download speeds of up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 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 - 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

01462 685808

www.charterwhyman.co.uk