



Elizabeth Cottage • 357 Norton Way South • Letchworth Garden City • Hertfordshire • SG6 1SZ

Guide Price £630,000

Charter Whyman

TOWN & VILLAGE HOMES









## CHARMING GRADE II LISTED TOWN COTTAGE DESIGNED BY PARKER & UNWIN FOR EBENEZER HOWARD SYMPATHETICALLY EXTENDED & UPDATED

### THE PROPERTY

This attractive town cottage has truly impressive Garden City credentials. Not only does it form part of a Grade II listed terrace dating from 1905 and designed by Parker and Unwin, the architects in overall charge of the project, but it was built for Ebenezer Howard, the originator of the Garden City concept, who lived in one of the cottages until 1910. The terrace acted as a prototype for much of the housing which followed.

The house has been well updated and extended on the ground floor, whilst fully retaining its original charm and character. The splendid extended kitchen/dining/family room is complemented by a separate bay-windowed sitting room. A welcoming entrance hall and cloakroom/WC complete the ground floor accommodation. The first floor provides two bedrooms and an impressive bathroom, which boasts both shower cubicle and bath. The third bedroom is on the second floor.

The cottage benefits from sealed unit double-glazing and gas fired central heating.

### THE OUTSIDE

The cottage stands in a plot measuring approximately 182' by 25' (55.48m x 7.56m) overall. The front garden is screened from the road and the driveway by a hedge and laid to lawn with herbaceous border. The tarmac driveway provides off-street parking for two cars.

The west facing rear garden is some 101' (30.97m) in length and laid to lawn with paved patio, herbaceous beds and ornamental shrubs and trees. There are two timber garden sheds.

The property benefits from a pedestrian right-of-way to the rear garden from the right-hand end of the terrace.

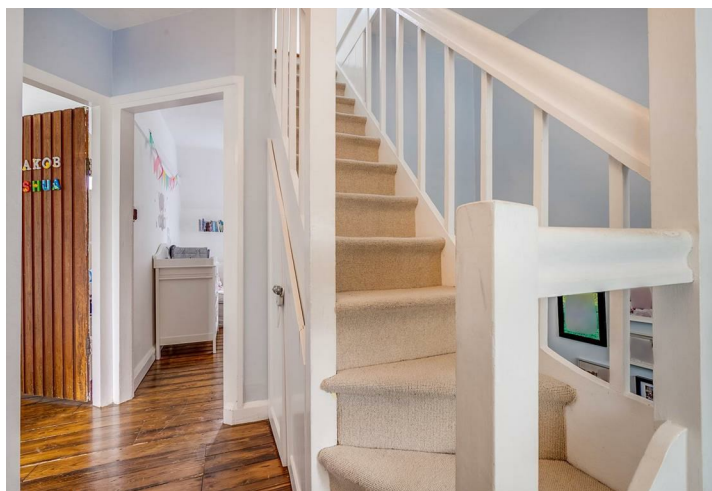
### THE LOCATION

Norton Way South is a tree-lined residential avenue leading south from the town centre. 'Elizabeth Cottage' is within half a mile of the town centre and just over half a mile from 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 1.4 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 house is well placed for easy access to schools, with St Francis' College and the St Christopher School both about half a mile away, the Lordship Farm Primary School three-quarters of a mile and the Highfield School and St Thomas More RC Primary School within a mile.





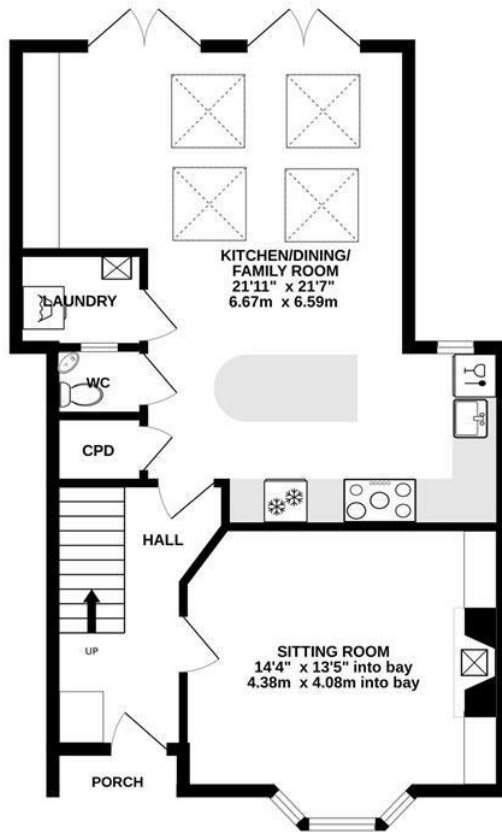




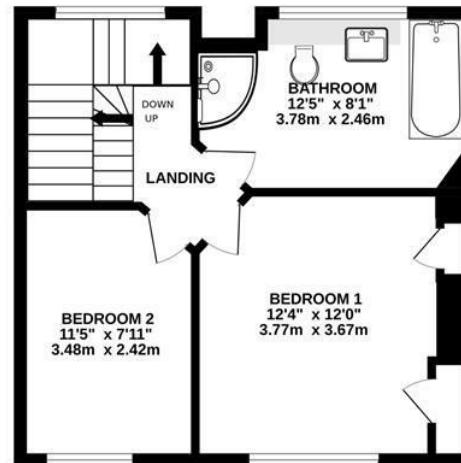




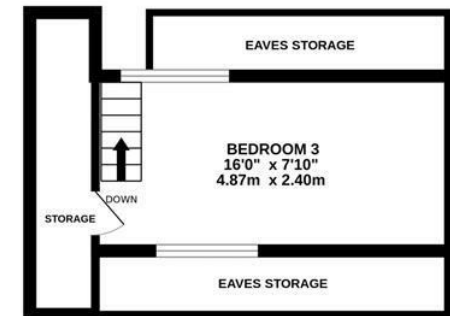
GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE EAVES STORAGE AREAS

TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

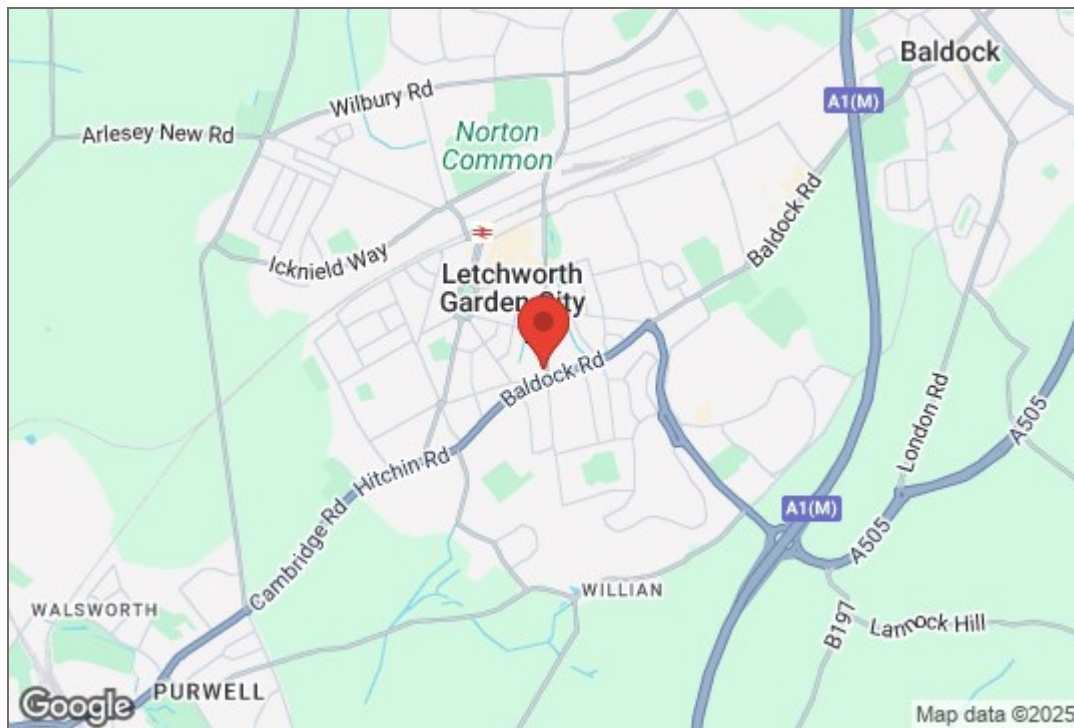
Made with Metropix ©2025

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.

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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

The original house is of solid brick with the extension being of insulated cavity construction, roughcast rendered externally. Pitched tiled main roof with a flat roof to the ground floor.

## SERVICES

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

## EPC RATING

Band - D

## LISTED PROPERTY

Grade II.

## BROADBAND SPEED

A choice of providers with claimed download speeds of 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - C

## CONSERVATION AREA

The property is located 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](http://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](http://www.charterwhyman.co.uk)