



5 Eastholm • Letchworth Garden City • Hertfordshire • SG6 4TN

Guide Price £760,000

Charter Whyman

TOWN & VILLAGE HOMES





OUTSTANDING EARLY GARDEN CITY HOME DESIGNED BY PARKER & UNWIN GARDENS OF NEARLY A QUARTER OF AN ACRE

THE PROPERTY

This fine example of the early Garden City style is one of the very earliest examples, dating from 1903. It forms part of a notable group of properties designed by Parker and Unwin, the lead architects in charge of the entire project. This attractive bay windowed semi has lost none of its original charm and character, retaining its period fireplaces among other features. It has, however, been very well updated.

The ground floor provides two large reception rooms, modern kitchen and well-appointed bathroom. There are three bedrooms on the first floor, two doubles and a generous single currently used as a study. There is also a cloakroom/WC on the first floor.

The house benefits from part secondary double-glazing and gas fired central heating.

THE OUTSIDE

The house stands in a fine plot extending to approaching a quarter of an acre, measuring approximately 228' by 40' (69.4m x 12.26m) overall. The front garden is screened by hedges and laid to a gravel forecourt providing good off-street parking, with herbaceous border and mature beech and sycamore trees. A concrete driveway with a minimum width of 7'7" (2.33m) leads from the forecourt to the detached garage to the rear.

A gate between the house and garage opens to the delightful west facing rear garden, which is some 164' (50m) in length. It is laid to extensive lawns with a paved patio terrace, herbaceous beds and borders, ornamental pond with adjoining area of decking, apple tree and ornamental shrubs and trees, including Japanese acers, silver birch and field maple. There is an impressive greenhouse to the rear of the garage and a timber summerhouse/workshop with adjoining garden store at the rear of the plot.

THE LOCATION

Eastholm lies to the north-east of the town centre, running along the western edge of Eastholm Green and continuing northward to become Eastern Way. No 5 is just three-quarters of a mile from 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 2.3 miles away by car and Junction 10 is a 3 mile drive.

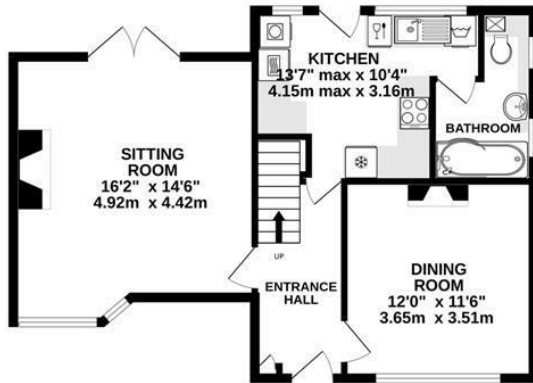
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces, the most impressive of which, the 63-acre Norton Common, is within 200 yards.



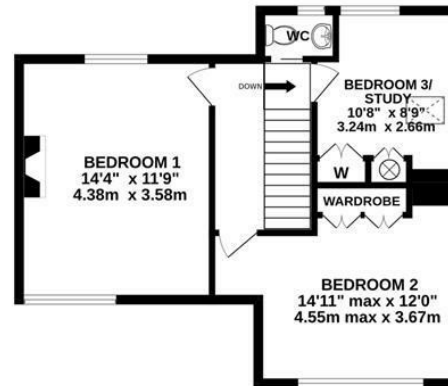




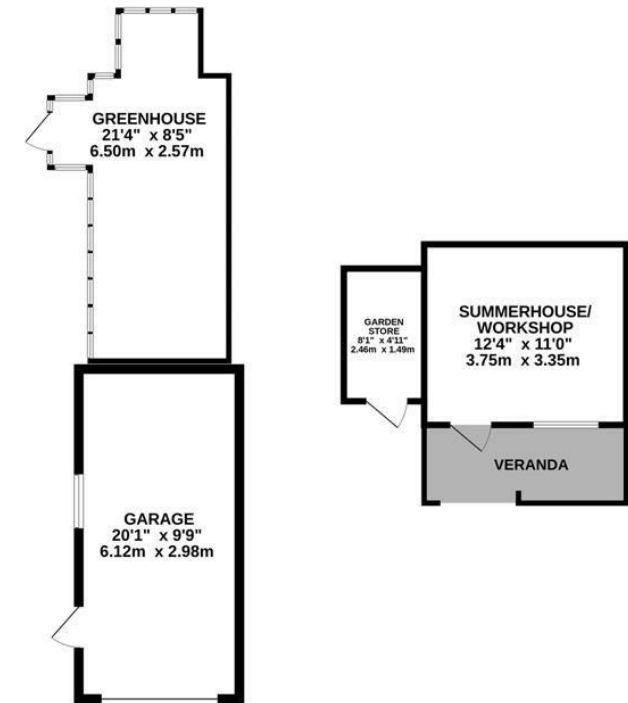
GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



OUTBUILDINGS
548 sq.ft. (50.9 sq.m.) approx.



THE TOTL FLOOR AREA DOES NOT INCLUDE THE OUTBUILDINGS

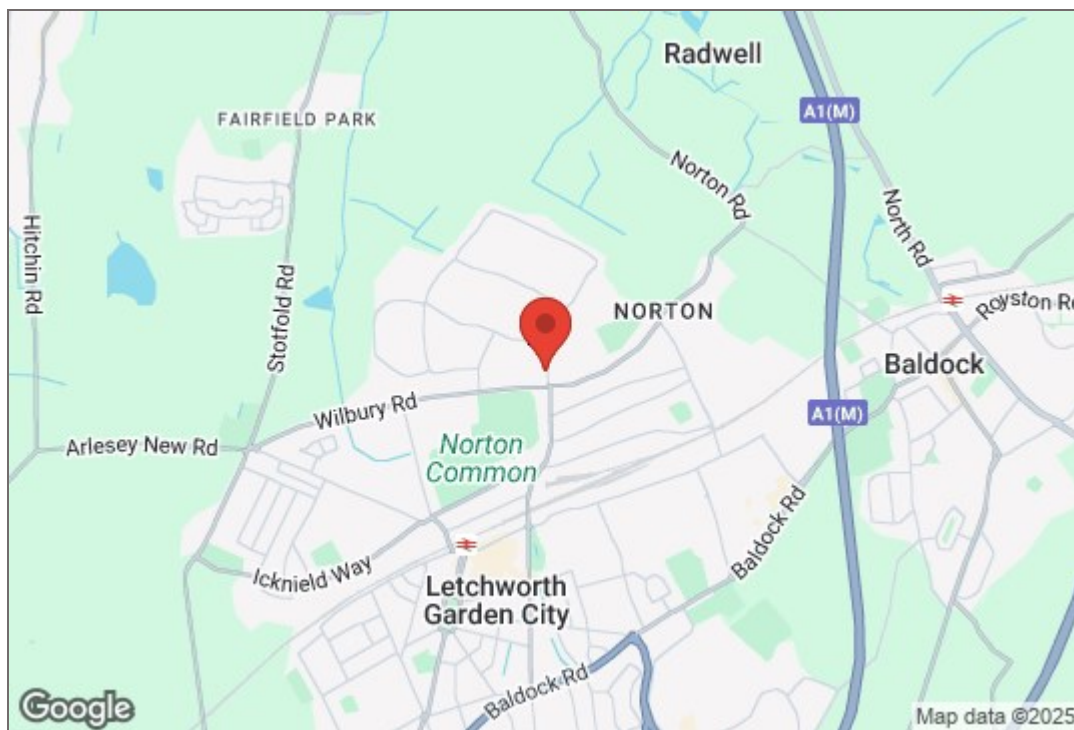
TOTAL FLOOR AREA : 1067sq.ft. (99.1 sq.m.) approx.

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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

Solid brick, roughcast rendered externally, under a pitched tiled roof.

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 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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

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www.charterwhyman.co.uk