



Woodstock • 42 Green Lane • Letchworth Garden City • Hertfordshire • SG6 1EA

Guide Price £600,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE EARLY GARDEN CITY HOUSE OFFERING TREMENDOUS SCOPE 4 RECEPTION ROOMS PLUS LARGE CONSERVATORY

THE PROPERTY

This attractive early Garden City house will amply reward those prepared to give it the TLC it currently needs. Set in a plot extending to over a quarter of an acre, the house is set back behind a coach drive and offers tremendous scope to update, improve and extend (subject to any necessary consents).

The house retains its original charm and character and had been extended on the ground floor. It currently provides sitting and dining rooms, semi open-plan around their fireplaces, garden room, breakfast room, large conservatory, kitchen and cloakroom/WC on the ground floor. There are two double bedrooms and a spacious bathroom on the first floor. A ladder from the second bedroom leads via a hatch to two versatile loft rooms.

Many of the windows have sealed unit double-glazing and the house benefits from gas fired central heating.



GENEROUS PLOT OF OVER A QUARTER OF AN ACRE
GOOD OFF-STREET PARKING PLUS GARAGE
USEFUL RANGE OF OUTBUILDINGS

THE OUTSIDE

The house stands in a generous plot of 0.267 acre and measuring approximately 196' by 55' (59.9m x 16.9m) overall. Screened from the road by a hedge, the front garden has a wealth of mature ornamental shrubs, conifers and trees, an ornamental well and a shepherd's hut. An in-and-out coach drive laid to shingle, provides good off-street parking and leads to the detached garage.

A gate between the house and garage leads to the rear garden, which is some 104' (31.8m) in length and laid to lawn with split-level paved patio, pergola, raised beds, ornamental shrubs and conifers and apple trees.

There is a useful range of timber outbuildings (see floorplans) requiring some remedial work, a brick-built cart shed-style garden shelter or gazebo and a lean-to greenhouse.

THE LOCATION

Green Lane runs north to south on the eastern side of the town. 'Woodstock' is just a mile from the town centre and within a mile and a quarter of the mainline railway station. The Pink House is just a mile from the town centre and mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 27 minutes in the other direction. Junction 9 on the A1(M) are only 2.2 miles away by car.

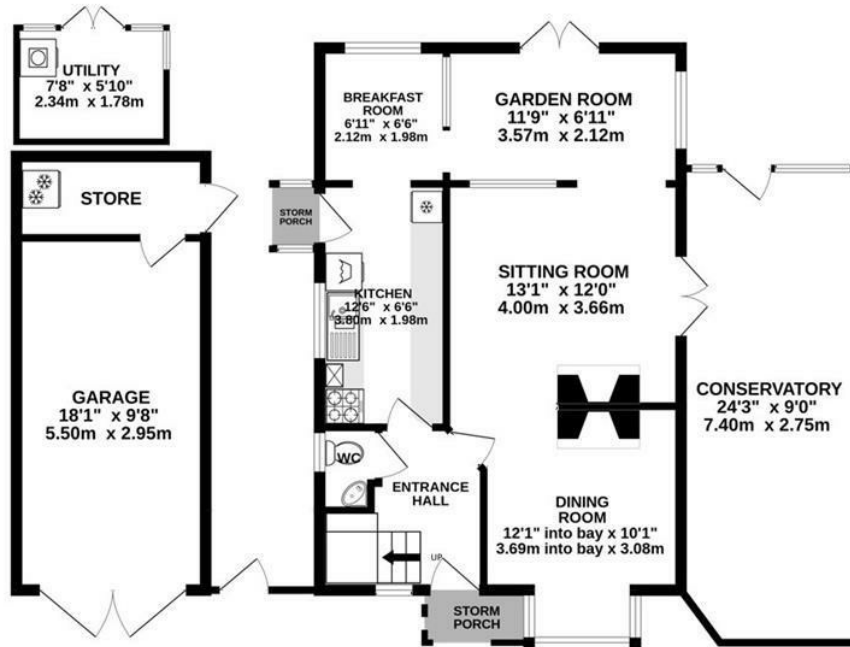
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and leisure facilities. Close to the Letchworth Greenway which rings the town, 'Woodstock' is only three-quarters of a mile from the 63-acre Norton Common, the most impressive of the Garden City's green spaces.



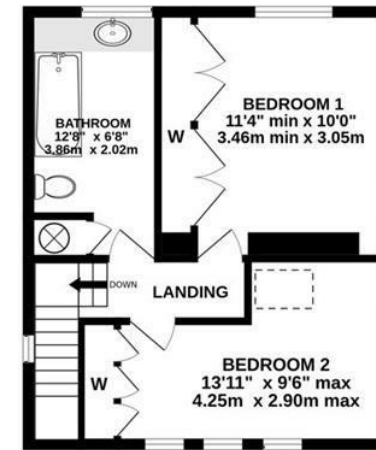




GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGE, LOFTS OR OUTBUILDINGS

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

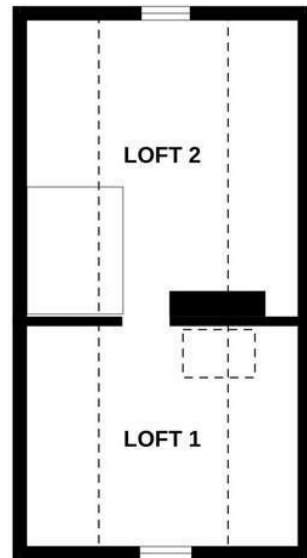
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside 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.

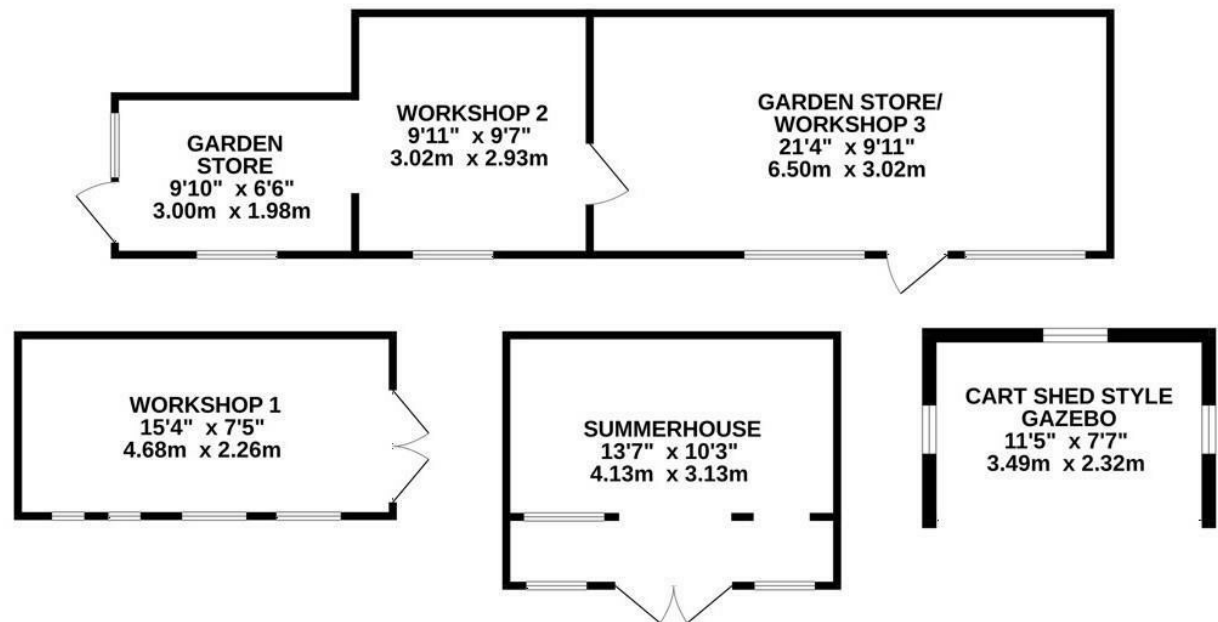
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2ND FLOOR
255 sq.ft. (23.6 sq.m.) approx.



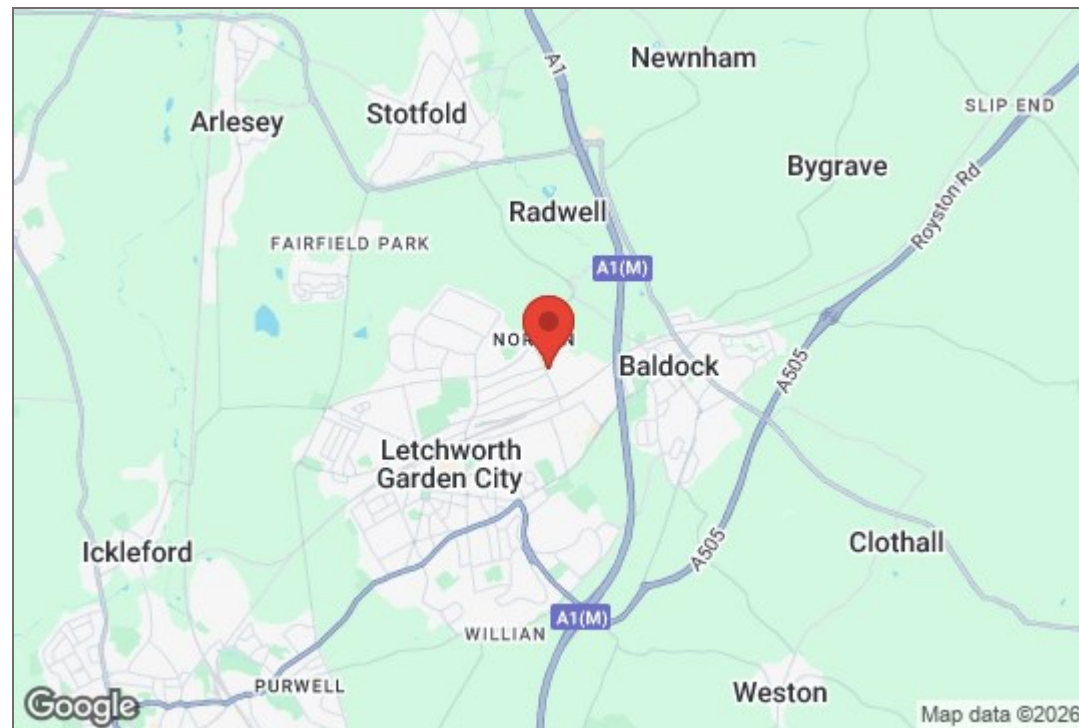
OUTBUILDINGS
710 sq.ft. (66.0 sq.m.) approx.



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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 with insulated cavity extension, roughcast rendered externally. Tiled pitched main roof.

SERVICES

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

EPC RATING

Band - E

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

COUNCIL TAX

Band - D

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.

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37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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www.charterwhyman.couk