



353 Norton Way South • Letchworth Garden City • Hertfordshire • SG6 1SZ

Guide Price £675,000

Charter Whyman

TOWN & VILLAGE HOMES





## THE ACCOMMODATION

Storm Porch • Entrance Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room • Laundry • Cloakroom/WC  
Landing • Master Bedroom • Bedroom 2 • Bedroom 3 • Bathroom • Shower Room  
Gallery Landing • Bedroom 4 • Dressing Room/Box Room/Bedroom 5







HANDSOME EARLY GARDEN CITY SEMI  
111' WEST FACING REAR GARDEN  
SOUGHT-AFTER LOCATION ON THE FAVOURED SOUTH SIDE OF TOWN

## THE PROPERTY

This handsome semi detached house dates from the early years of the Garden City and retains the charm and character of the period with fireplaces and bay and Oriel windows. The well arranged family accommodation provides two large reception rooms and a long kitchen/breakfast room on the ground floor. The first floor features three good bedrooms, a bathroom and a shower room. The top floor comprises the fourth bedroom with an en suite dressing room or fifth bedroom.

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

## THE OUTSIDE

The house stands in a fine plot measuring approximately 179' (54.6m) in length overall. The front garden is bordered by hedges and laid to lawn with herbaceous borders and ornamental shrubs. The crazy-paved driveway provides off-street parking.

The west facing rear garden is some 111' (34m) in length and laid to lawn with paved patios, herbaceous bed and borders and ornamental evergreens and trees. Timber garden shed.

## THE LOCATION

Norton Way South is located just to the south-east of the town centre and is a highly regarded road on the favoured south side of Letchworth Garden City. No 353 is just half-a-mile from the town centre and less than three-quarters of a mile from the mainline railway station. The fastest rail service to London Kings Cross takes just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1(M) is 1½ 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. It provides attractive open green spaces throughout the town, together with excellent schools, shops and leisure facilities.

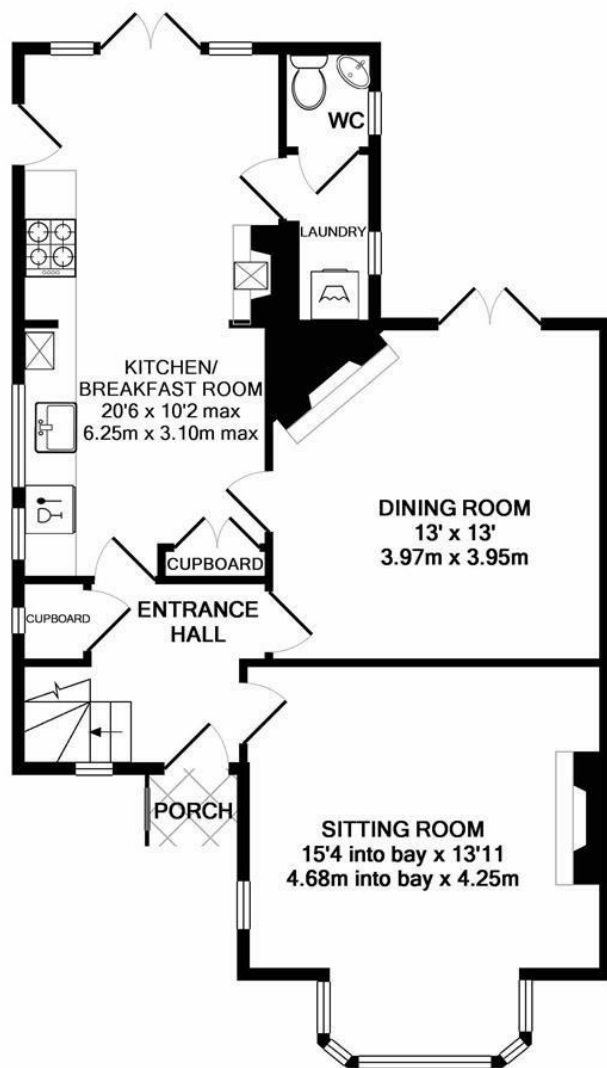








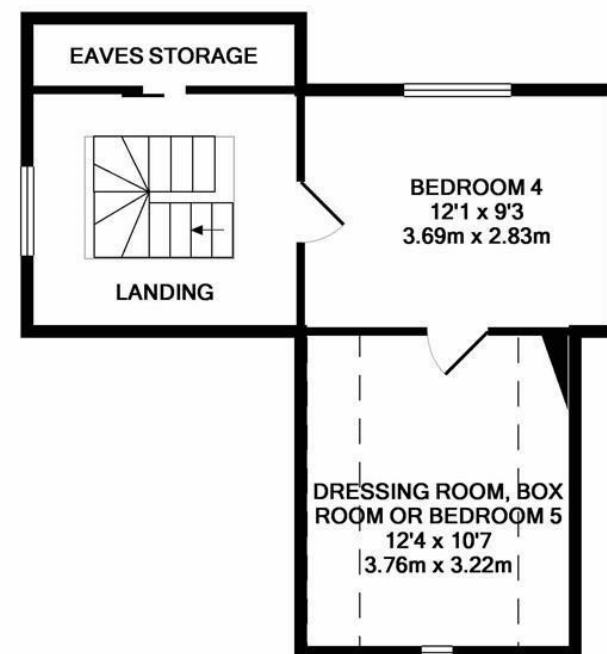




GROUND FLOOR  
APPROX. FLOOR  
AREA 659 SQ.FT.  
(61.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 606 SQ.FT.  
(56.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1606 SQ.FT. (149.2 SQ.M.)  
Made with Metropix ©2019

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. 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.

Charter Whyman

TOWN & VILLAGE HOMES





## EPC RATING

Band - E

## SERVICES

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

## TENURE

FREEHOLD

## 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 - E

## 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.couk](http://www.charterwhyman.couk)