



9 Eastholm Green • Letchworth Garden City • Hertfordshire • SG6 4TW

Guide Price £875,000

Charter Whyman

TOWN & VILLAGE HOMES





# 1905 EXHIBITION COTTAGE BY PARKER & UNWIN EXTENDED TO FORM AN OUTSTANDING FAMILY HOME LARGE GARDEN AND ATTRACTIVE SETTING

## THE PROPERTY

This distinguished early Garden City semi, designed by Parker & Unwin, the lead architects of the project, started life as an entry in the Cottage Exhibition of 1905. Retaining much of its original charm and character, the house has been well extended, improved and updated to create an outstanding family home. The original sitting room and second reception room, now a study, are complemented by an impressive L-shaped open-plan area providing family room, superb modern kitchen and dining room. In addition, a play room or second study, laundry and shower room complete the ground floor. There are four good bedrooms on the first floor, served by a stylish and well-appointed family bathroom with both shower and bath.

The original house is of solid brick construction, roughcast rendered externally, with the rear extensions of cavity brickwork. The two-storey section is under a tiled roof, the single-storey section having a flat roof with a mineral felt covering. The house benefits from gas fired central heating and the majority of windows are double-glazed in uPVC frames, although just two single-glazed timber windows remain. The tri-fold and double doors from the dining room to the garden are double-glazed in aluminium frames. There is a very pleasant outlook over the open 'village green' to the front.

## THE OUTSIDE

The house stands in a generous plot measuring approximately 163' by 40' (49.8m x 12.3m) overall, excluding where it widens at the rear to provide a second vehicular access from Eastholm. The front garden is laid to lawn with herbaceous borders and a bed laid to slate scree with rose bushes and hydrangea. A concrete forecourt in front of the single-storey extension to the right provides off-street parking.

A gate to the right of the house leads to the generous rear garden, which is some 116' (35.5m) in length and laid to lawn with a large split-level porcelain paved patio with a pergola over the lower level, herbaceous beds and borders, ornamental shrubs and impressive mature pine trees. Two timber garden sheds. At the rear of the plot, it widens as described above with double gates providing access to additional off-street parking.

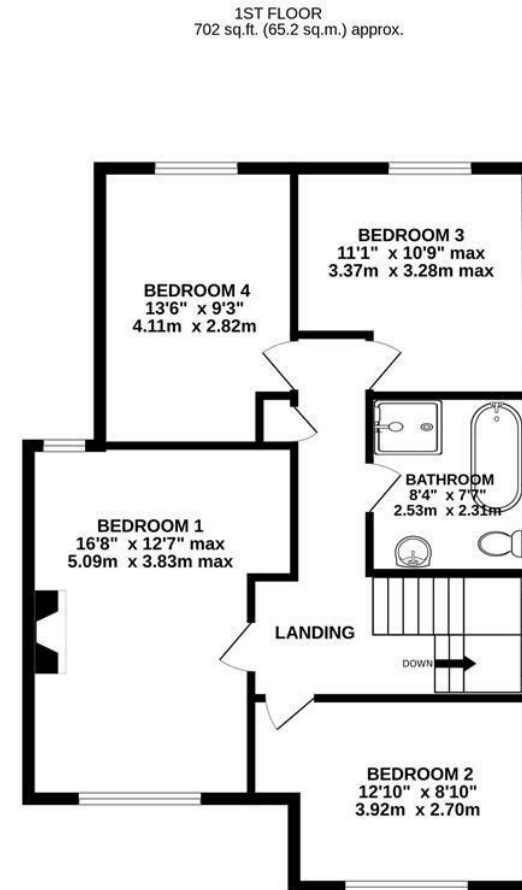
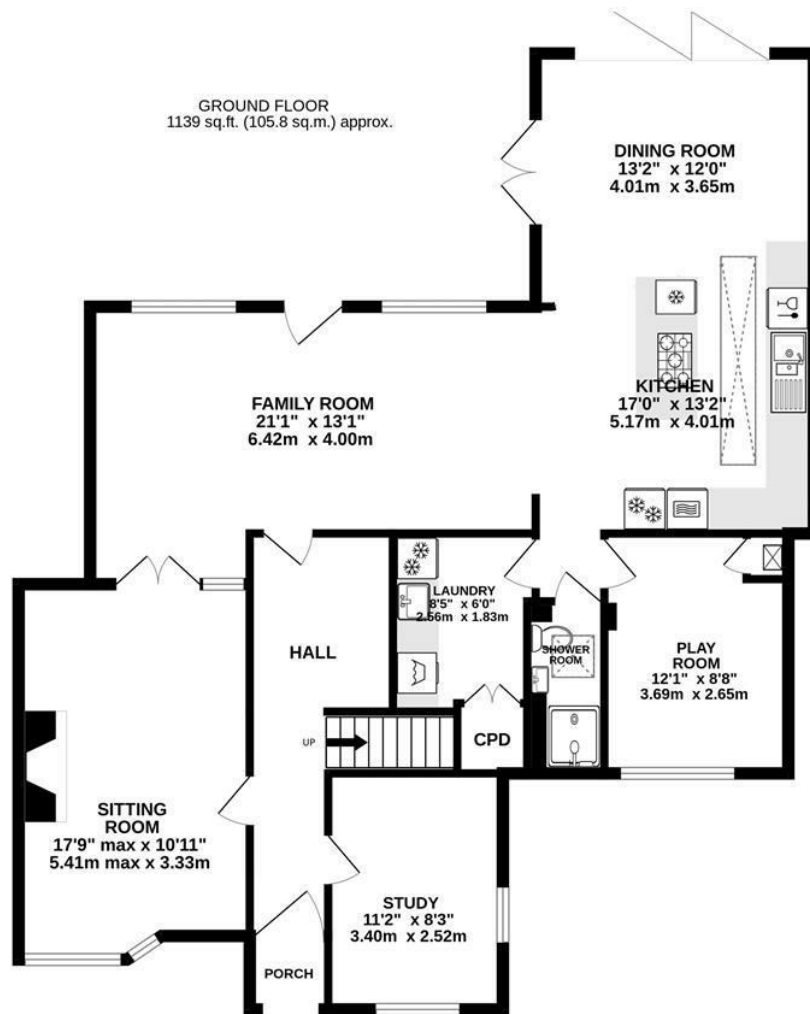
## THE LOCATION

Eastholm Green is a private crescent conveniently located within the Letchworth Conservation Area to the north-east of the town centre, just a mile from the mainline railway station and main shopping area. Letchworth Garden City is on the London to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1 (M) is only 2.4 miles away by car and Junction 10 is just 3 miles distant. 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 excellent shops, leisure facilities, schools and green open spaces, the most notable of which, the 63-acre Norton Common, is within 200 yards.









TOTAL FLOOR AREA : 1841 sq.ft. (171.0 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.



**TENURE**

FREEHOLD

**COUNCIL TAX**

Band - F

**EPC RATING**

Band - D

**SERVICES**

MAINS water, sewerage, gas and electricity are connected to the property.  
BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.  
MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

**LOCAL AUTHORITY**

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

**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 474000  
www.north-herts.gov.uk

Tel: 01462 530350  
www.letchworth.com

**VIEWING APPOINTMENTS**

All viewing and negotiations strictly through Charter Whyman.



**Charter Whyman**  
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