



16 Spring Road • Letchworth Garden City • Hertfordshire • SG6 3SQ

Guide Price £375,000

Charter Whyman

TOWN & VILLAGE HOMES



TRADITIONAL GARDEN CITY TOWN COTTAGE WELL UPDATED, EXTENDED AND IMPROVED 80' REAR GARDEN

THE PROPERTY

The addition of an attractive dining or garden room to the rear has added a whole new dimension to this double-fronted Garden City town cottage. To the left of the entrance hall is a well fitted modern kitchen with a sitting room to the right. A cloakroom/WC completes the ground floor accommodation.

There are two large double bedrooms and a well-appointed bathroom on the first floor.

The house benefits from uPVC double-glazed windows and central heating and hot water are provided by a gas fired combi boiler located in the loft. The property further benefits from underfloor heating throughout the ground floor and to the bathroom.

THE OUTSIDE

The house is set in a plot measuring approximately 117' by 22'6" (35.6m x 6.9m) overall. The front garden is enclosed by hedges and fencing and laid to lawn with ornamental shrubs and trees.

The rear garden is some 80' (24.4m) in length with a paved patio terrace, steps down to the lawn and shrub border. Timber garden shed positioned towards the head of the garden.

The house enjoys a pedestrian right-of-way over the adjoining property (Number 14) providing access to the rear garden.

THE LOCATION

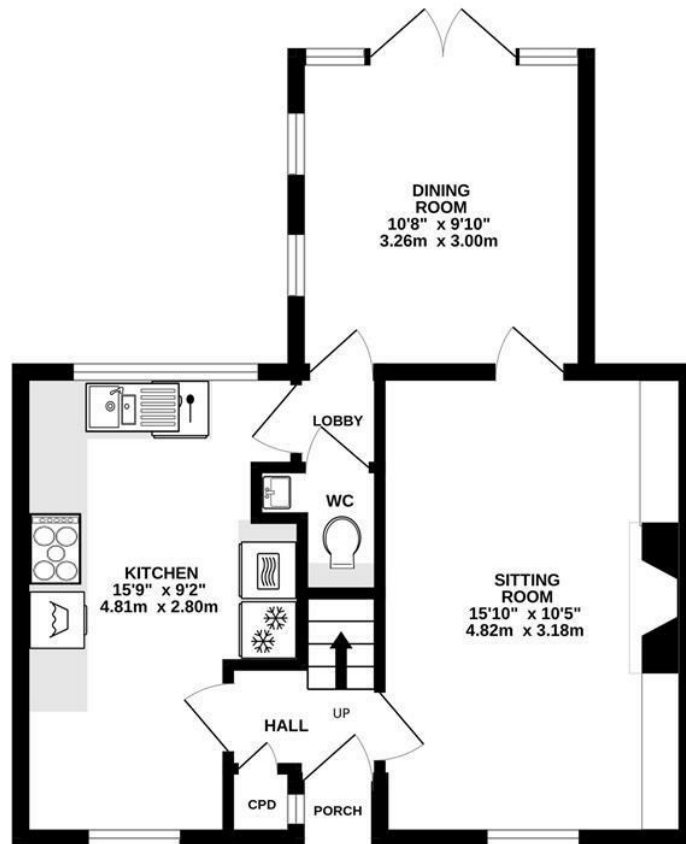
Spring Road is an established residential road to the west of the town centre and No 16 is within half a mile of the centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is 2.2 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, leisure facilities and green open spaces.

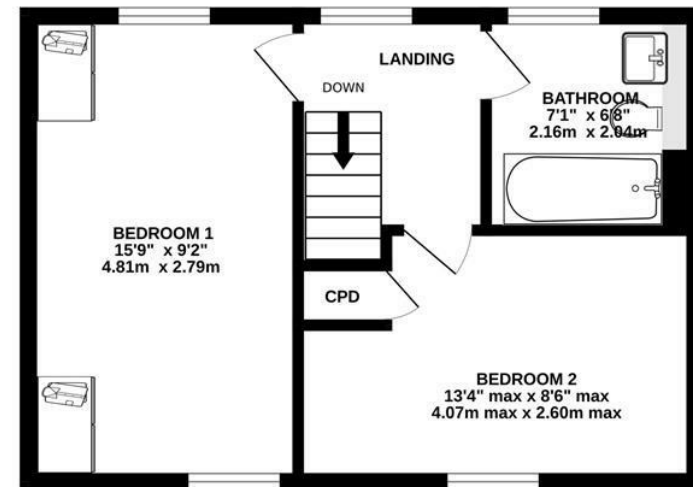




GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.

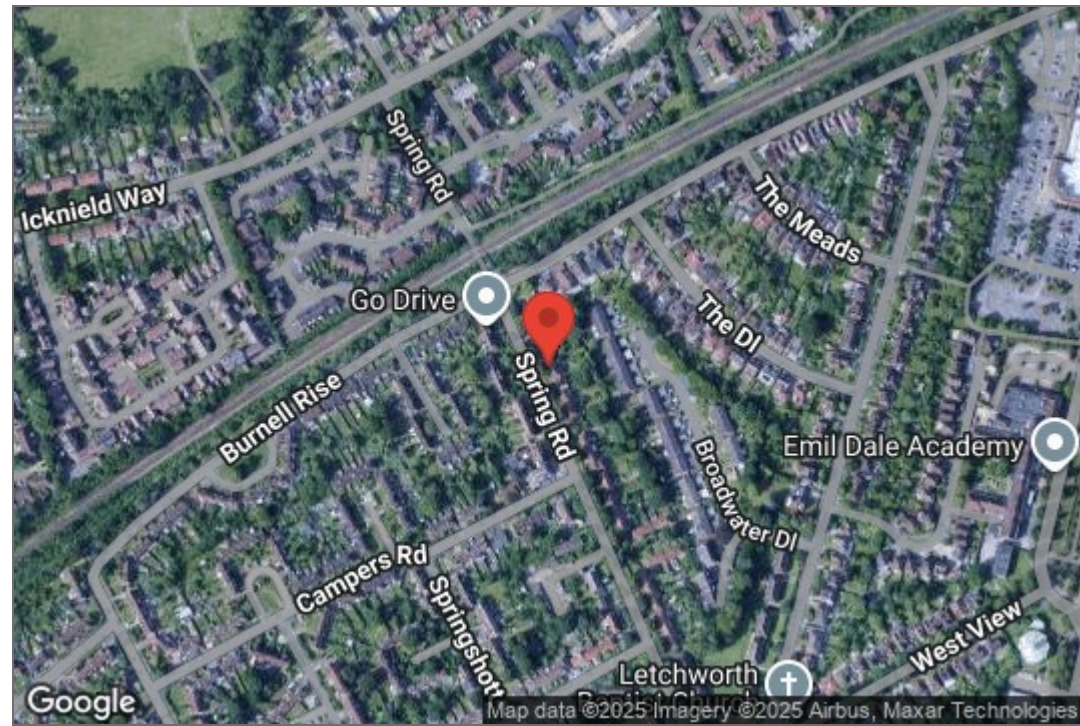


TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor 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, insulated and rendered externally, insulated cavity extension. Pitched tiled roofs.

SERVICES

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

EPC RATING

Band - D

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 - B

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.co.uk