



Treetops, Cashio Lane, Letchworth Garden City, SG6 1AX

**CHEFFINS**



## Treetops, Cashio Lane

Letchworth Garden City,  
SG6 1AX

A fine example of a Grade II listed Parker and Unwin designed detached residence noted as a house of significant historical interest, circa 1910, with a number of architectural features typical of the arts and crafts movement. This substantial home extends to about 151 m<sup>2</sup> with useful integral tandem garage of about 37 m<sup>2</sup>. The property stands well within its own established plot of about 0.4 acres situated within this tree lined lane close to the centre of this well connected Garden City.

4 1 2

Guide Price £750,000







## LOCATION

Letchworth was the world's first 'Garden City', which was designed to combine the best of both town and country living. The town centre is easily accessible boasting a wide variety of amenities, including a good range of shopping facilities. There is excellent local schooling, and for commuters there is a mainline train station which connects to London Kings Cross, and excellent links to major roads particularly the A1M.

**COVERED ENTRANCE**

quarry tiled floor, fitted seat, timber braced and studded entrance door with leaded window.

**ENTRANCE HALLWAY**

with timbers, radiator, wood panelling, wood block flooring.

**LIVING ROOM**

with exposed timbers, timber panelling, fitted shelving, shelved storage cupboard, open fireplace, further fitted shelving, seating, timber wood block flooring, quarry tiled flooring, leaded windows to three aspects, radiators.

**DINING ROOM**

with exposed timbers, painted brickwork, sealed fireplace, radiator, leaded windows to three aspects.

**KITCHEN/BREAKFAST ROOM**

fitted kitchen with rolltop working surfaces, storage cupboards and drawers, double bowl sink unit with mixer tap, freestanding gas fired cooker, plumbing and space for dishwasher, tiled floor, radiator, leaded windows to front and rear.

**REAR HALL**

with panelled and studded entrance door, quarry tiled flooring, leaded window.

**UTILITY ROOM**

single drainer stainless steel sink unit, storage cupboards and drawers below, painted walls, quarry tiled floor, leaded window to the rear.

**CLOAKROOM**

fitted with white suite with low level w.c., wash hand basin, tiling to splashbacks, quarry tiled floor, painted brick walls, sloping ceiling, radiator, leaded window to the front.

**ON THE FIRST FLOOR****SOLID ELM STAIRCASE**

with timber handrails, newel post and spindles, leading to:

**SPLIT-LEVEL LANDING**

exposed timbers, painted brick walls, linen cupboard with insulated hot water tank and slatted shelving, double panelled radiator, leaded window to the rear.

**BEDROOM 1**

exposed timbers, sealed fireplace, fitted wardrobe cupboard, fitted drawers, radiator, leaded windows to three aspects.

**BEDROOM 2**

with exposed timbers to ceiling, fitted wardrobe cupboard, fitted drawers to window recess, vanity sink unit, radiator, fireplace and leaded window to the front.

**BEDROOM 3**

fitted wardrobe cupboard, radiators, leaded windows to the front and rear.

**BEDROOM 4**

exposed timbers, fitted wardrobe cupboard, open fireplace, radiator, leaded windows to front and side.

**BATHROOM**

with coloured two piece suite with panelled bath, pedestal wash hand basin, tiled walls, timbers to ceiling, radiator, leaded window to the front.

**SEPARATE TOILET**

with coloured low level w.c., tiled walls, exposed timbers, leaded window to the front.

**INTEGRAL GARAGE**

with remote up and over door to the front, power and light connected, inspection pit, personal door to the side, leaded window to the side.

**OUTSIDE**

The property is accessed off this tree-lined road with hedgerow to front and driveway access to the side leading to the garage. Front garden is laid to lawn with mature shrub beds, mature trees.

The rear garden with a number of fine specimen trees, laid to lawn with shrub beds, external oil fired boiler, plastic oil storage tank, timber storage shed, two fish ponds. Access to coal store via external door in rear garden.

**AGENTS NOTE**

The property features in the Garden City Collection - <http://www.gardencitycollection.com/>. There is a charge to the Letchworth Garden City Heritage Foundation.

The seller of this property is an employee of Cheffins.

**LISTING**

CASHIO LANE 1. 5255 No 12 (Treetops) TL 2234 5/31 II 2. 1910 by B Parker and R Unwin. An important work, and predominantly the design of Barry Parker. Open plan with central cruciform living room with prominent inglenook fireplace balanced by dining recess. In the projecting wings are the kitchen and outhouses contained beneath a downward sweep of the roof and balanced by the den and staircase. Garage extension of 1935 by Barry Parker. Two storeys, 3 bay front with recessed porch between 2 slightly projecting wings. Hipped tiled roof with plain rectangular brick stacks. Roughcast brick walls. Leaded casement windows with mullions and reinforced concrete window frames with brick relieving arches. Porch with exposed studding. Interior with stained doors and timber work, and whitewashed brick.

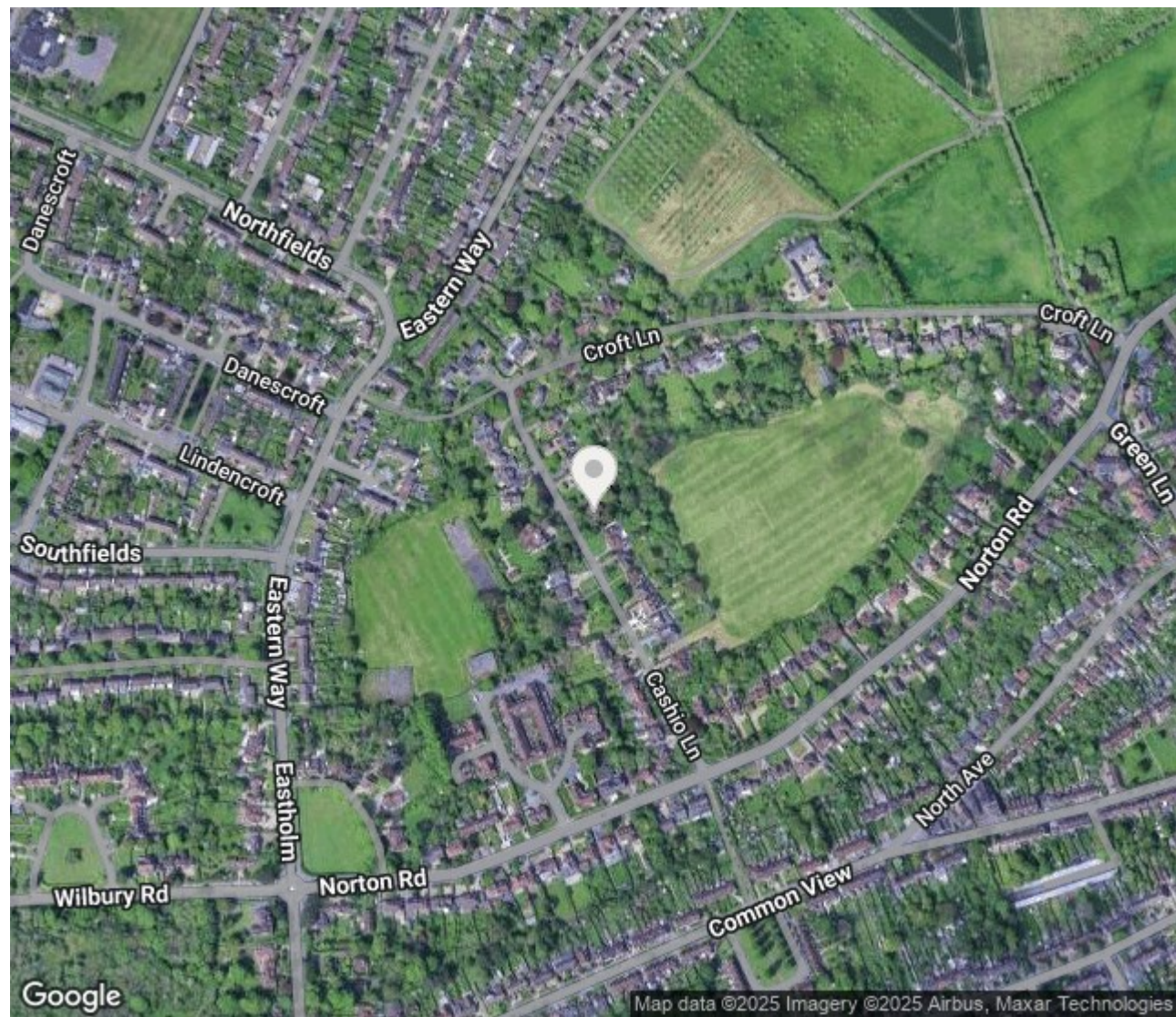
Listing NGR: TL2241434007







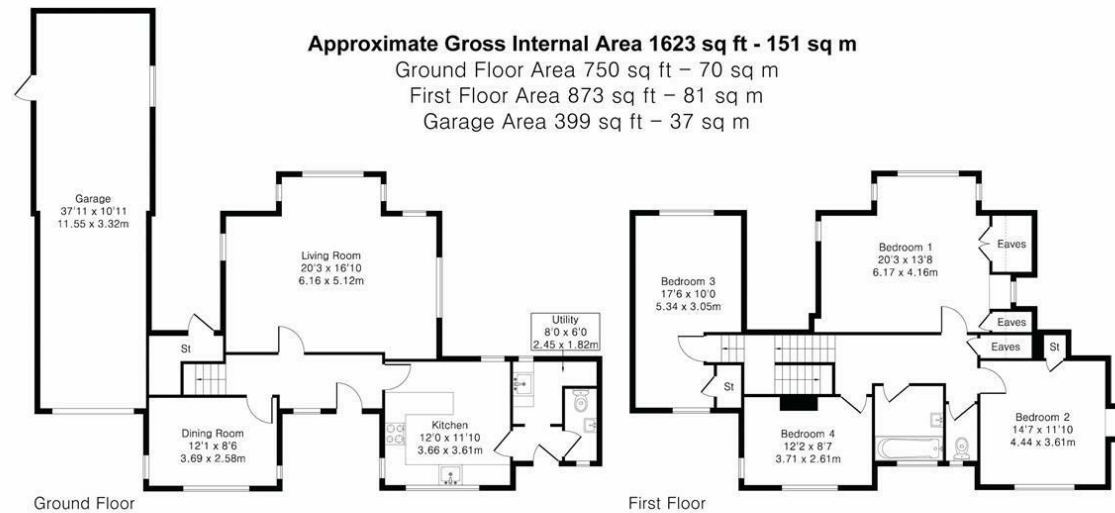
Guide Price £750,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - North Herts Council











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