



Ridge Road, Letchworth Garden City

CHANDLERS

42 Ridge Road

Letchworth Garden City, SG6 1PN

Guide Price £450,000



2 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band D

This delightful early Garden City cottage forms part of the Grade II listed Bird's Farm Estate, designed by Parker & Unwin in 1906. Tastefully modernised while retaining its original character, the property features parquet flooring, a recently re-fitted kitchen and bathroom, and a superb dining room extension. The contemporary bathroom includes both a bath and wet-room style shower.

The cottage benefits from double glazing, gas central heating and off-street parking to the front. To the rear is a private, split-level courtyard garden with patio areas, established planting and a pleasant wooded outlook, offering a good degree of seclusion.

Located on the highly regarded Ridge Road within the Letchworth Garden City Conservation Area, the property is within easy reach of the town centre, Howard Park and the mainline railway station, with fast links to London Kings Cross and convenient access to the A1(M). (EPC D, North Hertfordshire Council, Tax Band D)

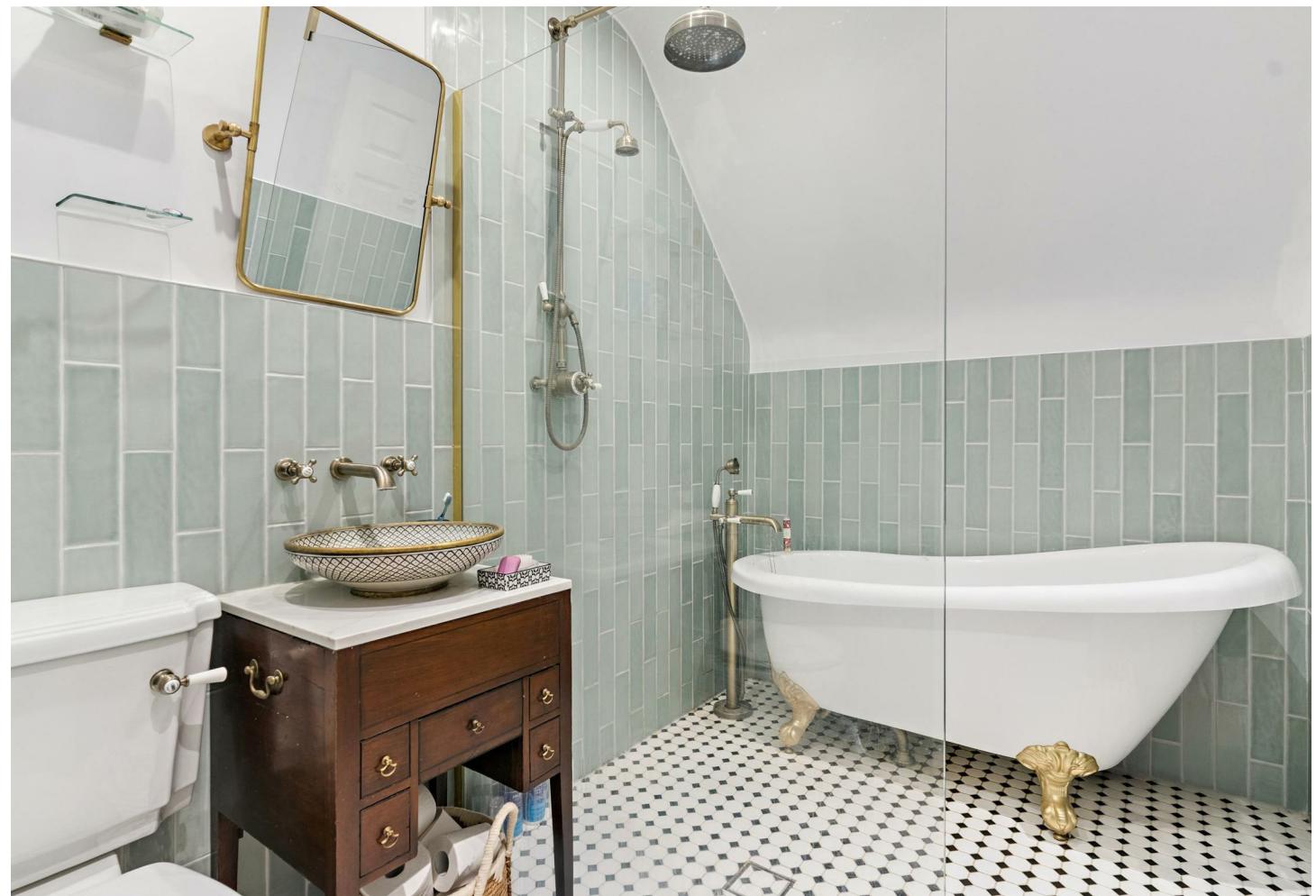


- Charming early Garden City cottage dating back to 1906
- Part of the Grade II listed Bird's Farm Estate by Parker & Unwin
- Tastefully modernised while retaining original character features
- Attractive parquet flooring to the main reception room
- Excellent dining room extension providing additional living space
- Recently re-fitted kitchen and contemporary bathroom
- Bathroom with underfloor heating featuring both a bath and wet-room style shower
- Off-street parking to the front of the property
- Sought-after Ridge Road location close to town centre and station





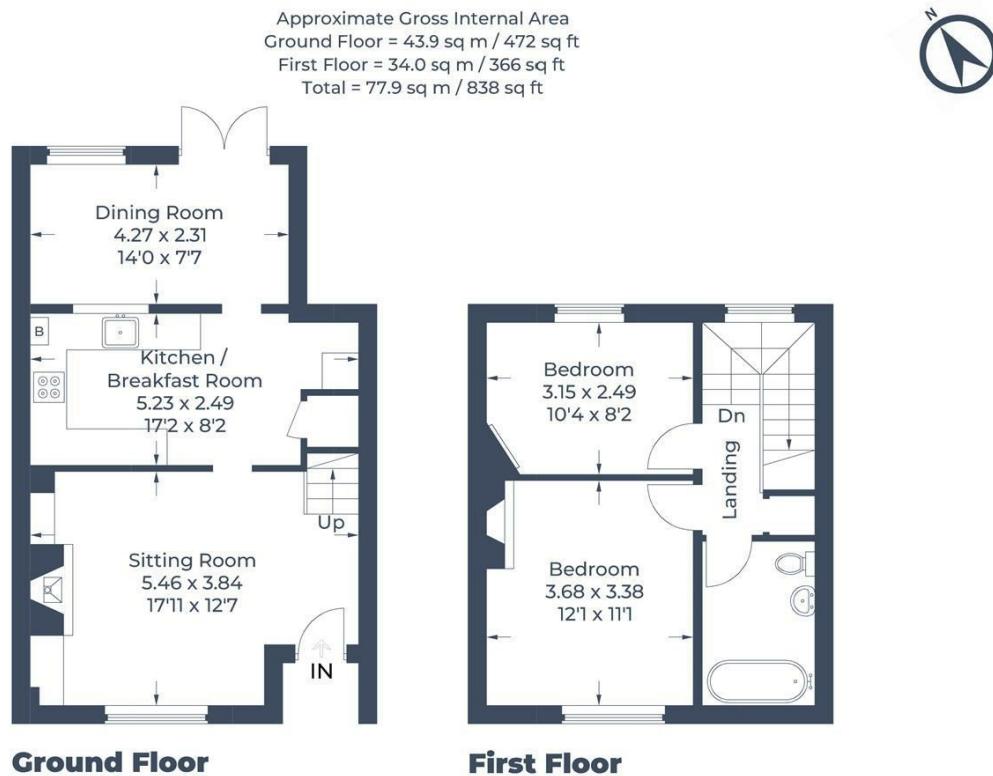






Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	82
(81-91)		B	
(69-80)		C	
(55-68)		D	57
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.