



2 Unwin Close • Letchworth Garden City • Hertfordshire • SG6 3RS

Guide Price £675,000

Charter Whyman

TOWN & VILLAGE HOMES





DETACHED FAMILY HOME DOUBLE GARAGE AND PARKING SECLUDED GARDENS

THE PROPERTY

Situated within a highly regarded residential development and conveniently positioned close to the town centre, this impressive detached family home offers generous and versatile accommodation, perfectly suited to modern family living. Occupying a corner plot, this well presented property combines spacious reception areas with practical everyday functionality, creating a home that is both welcoming and adaptable.

A bright and inviting reception hall sets the tone, leading through to a spacious lounge featuring a striking fireplace with electric fire. Sliding doors open seamlessly into a conservatory overlooking the rear garden, providing an ideal space for relaxation throughout the seasons. Further accommodation includes a separate dining room, a well-appointed kitchen/breakfast room, a recently refitted utility room and a convenient ground floor cloakroom.

The first floor offers four well-proportioned bedrooms, providing excellent space for growing families or those working from home. The principal bedroom benefits from a stylishly refitted en-suite shower room, while the remaining bedrooms are served by a refitted family bathroom, thoughtfully designed to meet the needs of busy family life.

Outside, the enclosed rear garden features a patio area leading onto a lawn, ideal for entertaining and outdoor enjoyment. Double gates provide access to a useful hardstanding area from the rear road. To the front, a double garage with electric up-and-over door and personal garden access is complemented by ample driveway parking, completing this superb family home.

THE LOCATION

Unwin Close is pleasantly and conveniently located in a highly regarded residential area to the south-west of the town centre, just three-quarters of a mile from the main shopping centre and less than a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 29 minutes away in the other direction. Junction 9 on the A1(M) is 2.4 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, green open spaces and other leisure facilities.

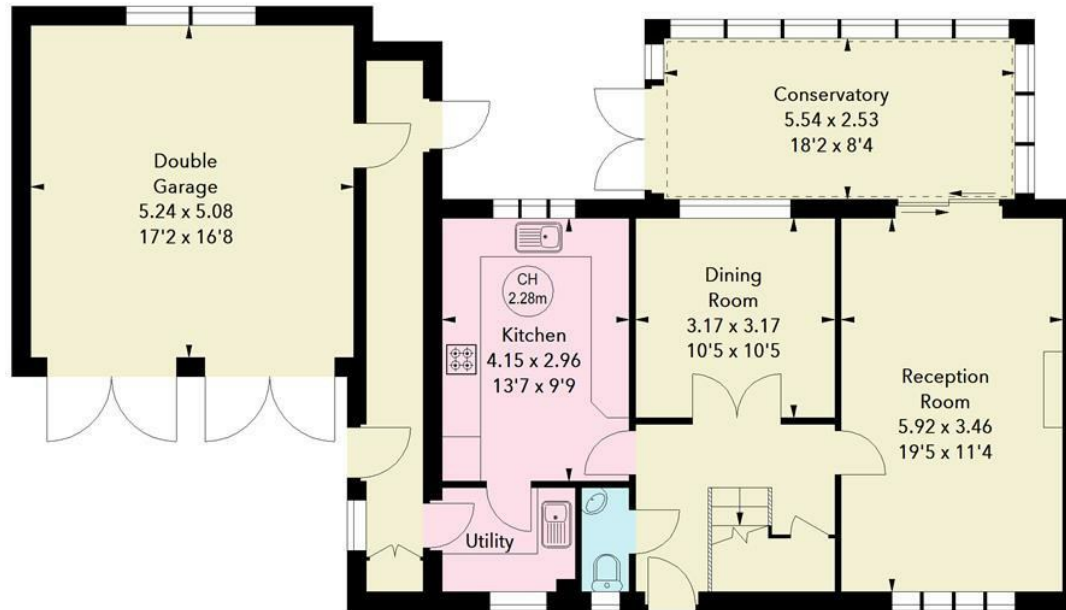






Unwin Close, SG6

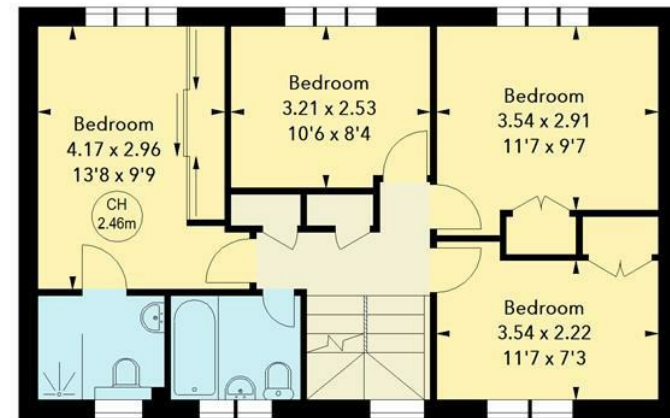
Approximate Area = 169.17 sq m / 1821 sq ft



Ground Floor

Approx. 111.39 sq m / 1199 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 57.78 sq m / 622 sq ft

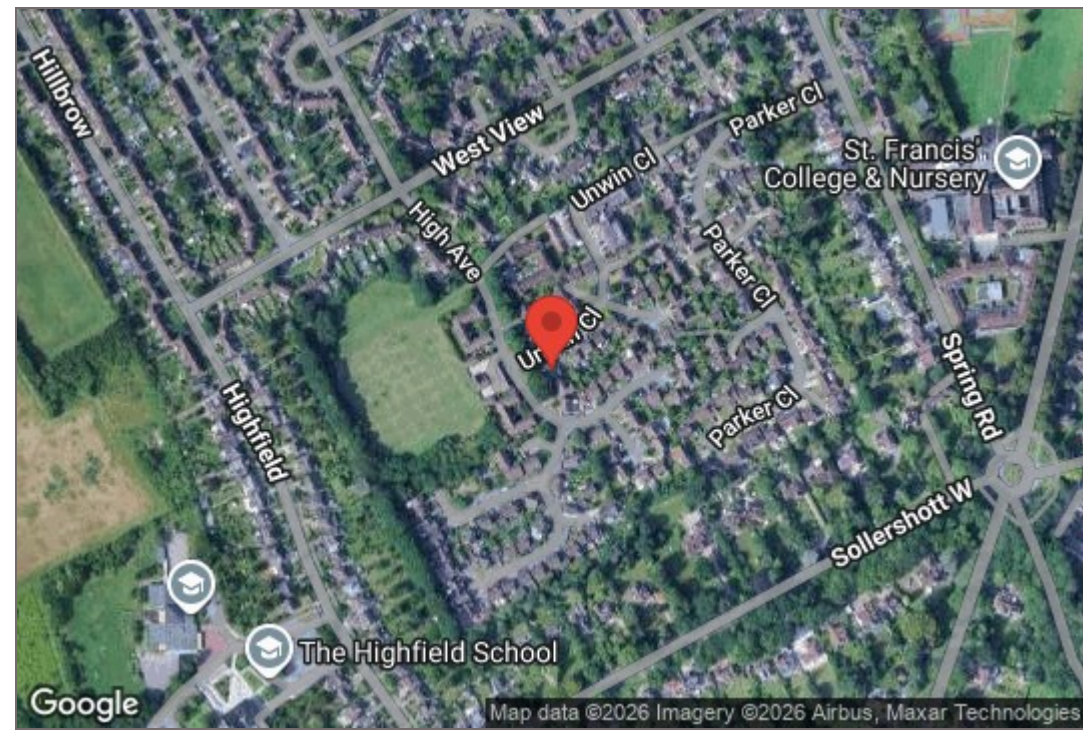
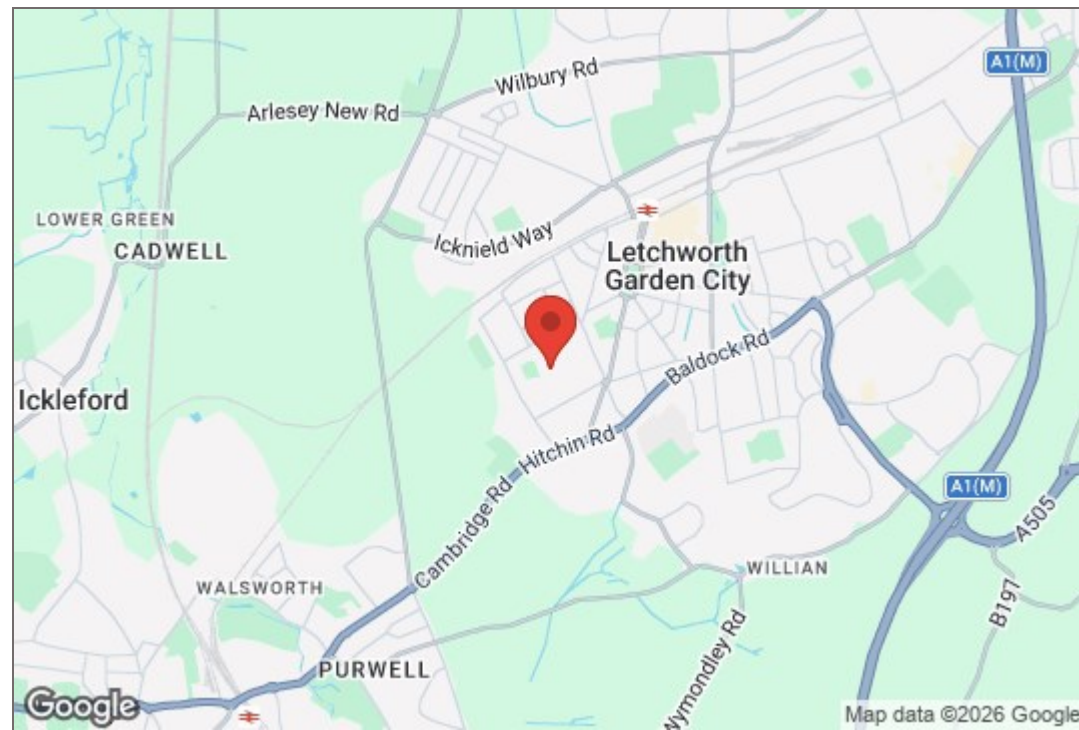


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative 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.

CONSTRUCTION

Brick under a pitched tiled roof

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 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G.

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 - E

CONSERVATION AREA

The property is not located within the conservation area

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.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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www.charterwhyman.co.uk