



67 Norton Road • Letchworth Garden City • Hertfordshire • SG6 1AD

Guide Price £700,000

Charter Whyman

TOWN & VILLAGE HOMES











## TRADITIONAL GARDEN CITY STYLE AIR SOURCE HEAT PUMP OUTSTANDING 0.29 ACRE PLOT

### THE PROPERTY

This detached house boasts many of the features which make the Garden City style so attractive, including the bay to the side of the sitting room and the veranda to the rear. The ground floor also provides a separate dining or family room, a kitchen/breakfast room and a cloakroom/WC. There are three good bedrooms on the first floor, plus the bathroom.

The house offers considerable scope to extend, if required and subject to any necessary planning consents and benefits from double-glazed windows, some with secondary triple-glazing. Central heating and hot water is supplied by an air source heat pump and there is a wood-burning stove in the sitting room.

### THE OUTSIDE

The house stands in a splendid plot extending to over a quarter of an acre (0.29 acre), measuring approximately 179' by 100' max (54.5m x 30.5m max) overall. Screened from the road by a tall hedge, the front garden is laid to lawn. The concrete driveway provides good off-street parking and leads via double gates to the detached garage to the rear.

A gate to the other side of the house also leads to the south facing rear garden, which is some 105' (32m) in length and widens steadily towards the rear. The garden is laid to lawns with paved patio, fruit trees, ornamental shrubs and trees, soft fruit and a truly impressive vegetable plot. Aluminium frame greenhouse, timber garden shed and open-fronted garden store.

### THE LOCATION

Norton Road is a highly regarded residential road on the north-east side of Letchworth. No 67 is within a mile and a quarter of the town centre and the 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. The centre of Norton, one of the three ancient villages absorbed by the Garden City, is just a third of a mile away and provides a pub, the highly regarded St Nicholas Primary School and the historic parish church. Junction 9 on the A1(M) is 2.6 miles away by car, as is Junction 10.

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, the most impressive of which, the 63-acre Norton Common, is only half a mile away.





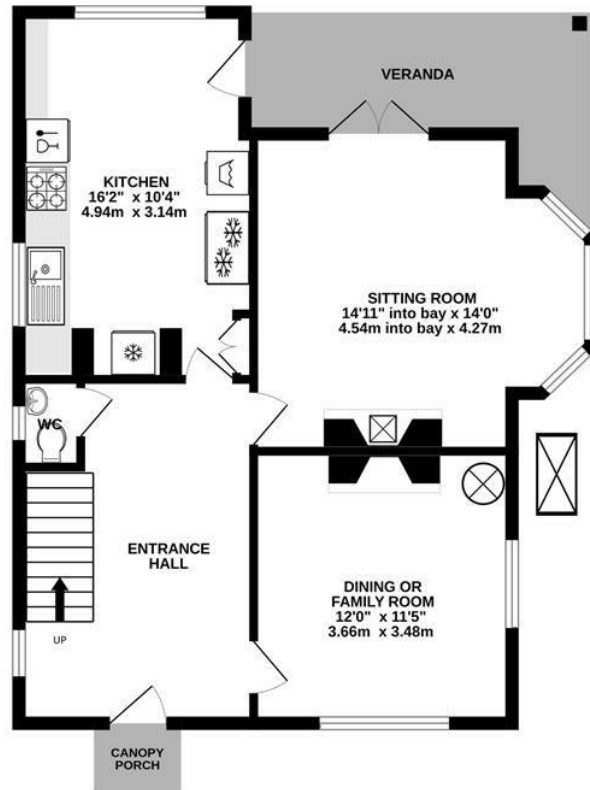




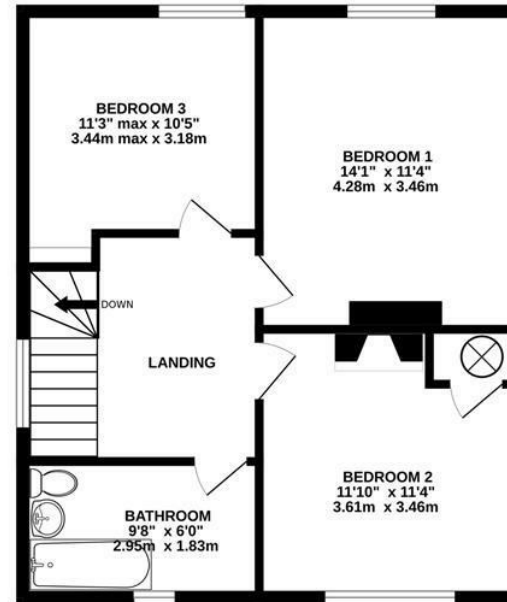




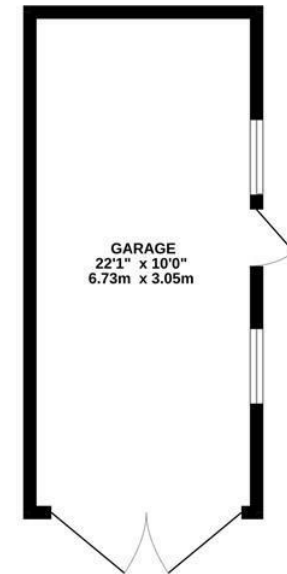
GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



GARAGE  
221 sq.ft. (20.5 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1186sq.ft. (110.2 sq.m.) approx.

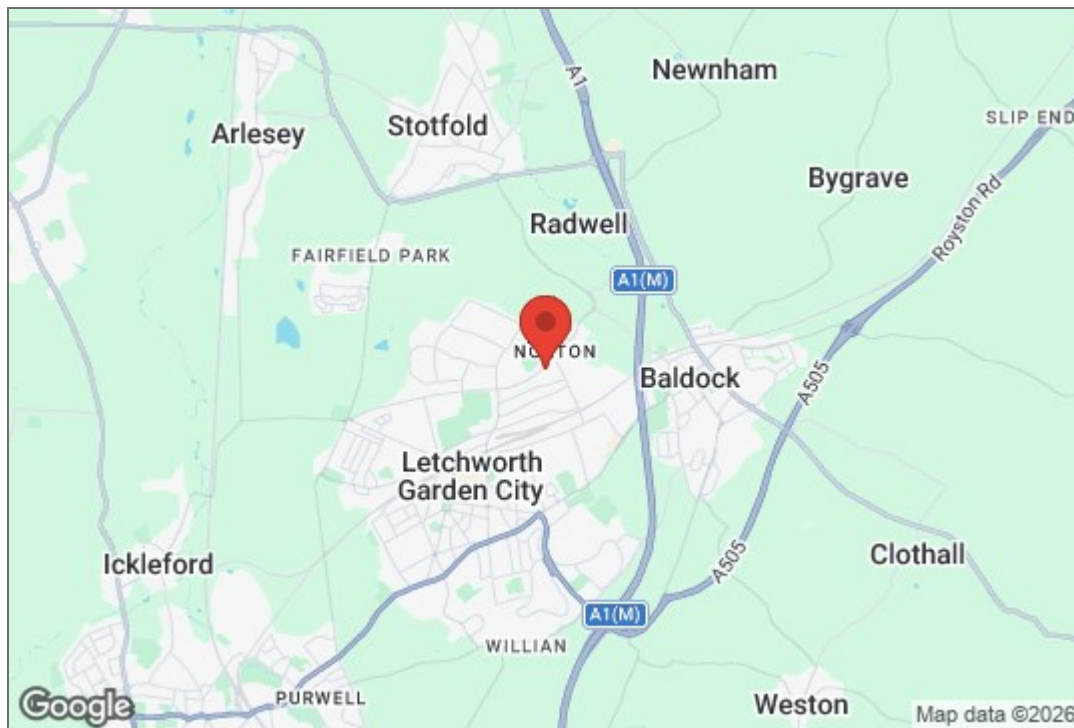
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside 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

## EPC RATING

Band - F

## SERVICES

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

## BROADBAND SPEED

A choice of providers with claimed download speeds of up to 10,000 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage.

## 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 internally, under a pitched tiled roof. Please note that the property has been the subject of some structural movement, which has been carefully monitored and which was attributed to the roots of trees nearby. Appropriate remedial action had been taken, including the removal of some trees and the insertion of a root barrier to provide protection from the nearby oak trees. A Certificate of Structural Adequacy has been issued.

## LOCAL AUTHORITY

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

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - E

## 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](http://www.lechworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)