



90 Ridge Road • Letchworth Garden City • Hertfordshire • SG6 1PT

Guide Price £440,000

Charter Whyman

TOWN & VILLAGE HOMES



CHARMING GRADE II LISTED GARDEN CITY COTTAGE WELL UPDATED PLEASANT OUTLOOK OVER 'VILLAGE GREEN'

THE PROPERTY

This Grade II listed property is a classic example of an early Garden City town cottage and forms part of the Birds Hill Estate designed by Parker & Unwin, the lead architects of the Garden City project, in 1906. Whilst fully retaining the original character and charm, the cottage has been well updated, modernised and improved. The ground floor provides a spacious sitting room, well appointed modern kitchen with breakfast bar and attractively fitted bathroom. There are three bedrooms on the first floor.

The cottage benefits from double-glazing and gas fired central heating.

Please note: This brochure is awaiting the vendor's approval and may be liable to minor changes.

THE OUTSIDE

The cottage forms part of a crescent overlooking a central 'village green' with parking available on the crescent and in lay-byes on the green.

The cottage is set behind a front garden with a picket fence and laid to lawn with herbaceous borders and ornamental shrubs.

The rear garden is approached via a shared side passage and is some 70' (21.5m) in length. It is screened by fencing and a laurel hedge and laid to lawn with paved patio and ornamental trees. There is a timber garden shed at the rear of the garden.

THE LOCATION

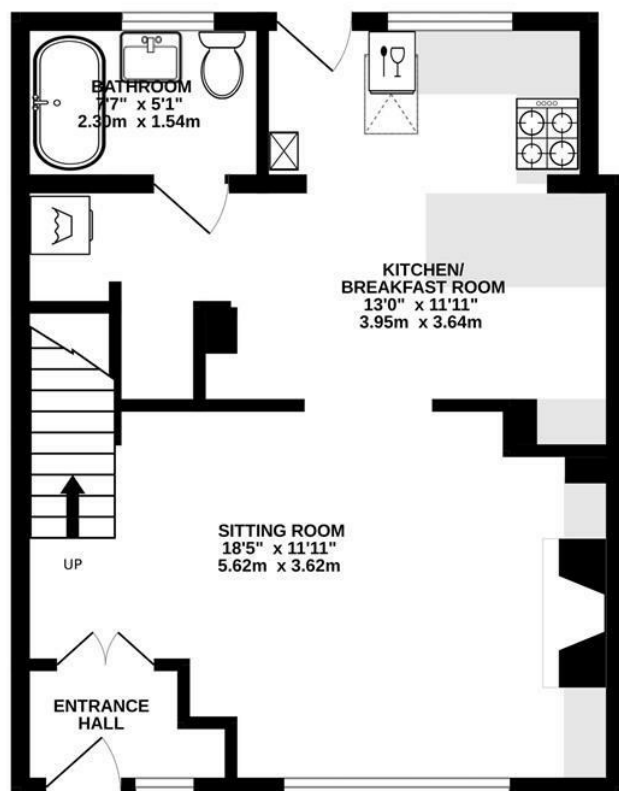
Set in a crescent off the main part of Ridge Road, the cottage is just a third of a mile to the east of the town centre and only half a mile from the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and offers regular services throughout the day. The fastest train to London King's Cross takes just 29 minutes with Cambridge being 27 minutes away in the opposite direction. Junction 9 on the A1 (M) is a mile and a half 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. It provides excellent shops, leisure facilities, green open spaces and schools.

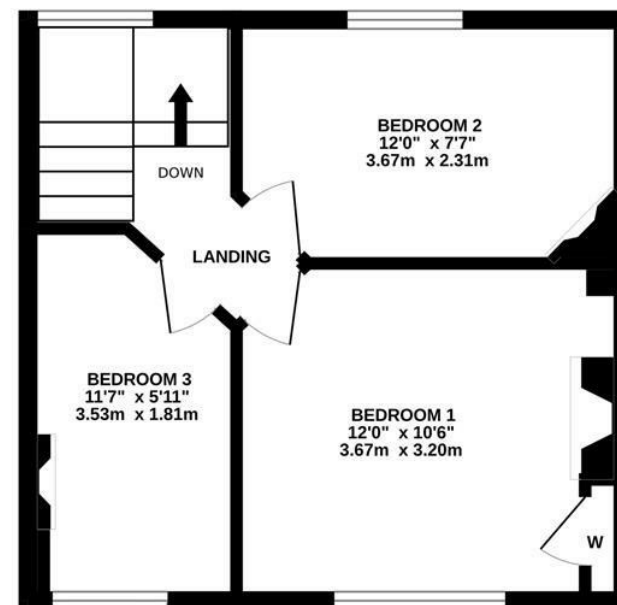




GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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

LEASEHOLD: 990 year term with 935 years remaining. Peppercorn Ground Rent.

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

Cavity brickwork, roughcast rendered externally, under a pitched tiled roof.

SERVICES

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

EPC RATING

Band - D

LISTED PROPERTY

Grade II.

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, some up to 4G.

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 located within the Letchworth 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