



117 Norton Way South • Letchworth • Hertfordshire • SG6 1NY

Guide Price £1,150,000

Charter Whyman
TOWN & VILLAGE HOMES



FULLY REFURBISHED
SUPERB FAMILY KITCHEN
FOUR BEDROOMS AND THREE BATHROOMS

THE PROPERTY

Positioned in the heart of Letchworth's conservation area, this exceptional home enjoys a prime central setting overlooking the open greenery of Howard Park, offering a rare blend of character, privacy, and convenience within easy reach of local amenities, schools, and transport links.

Recently refurbished to a high specification, the property is largely complete with only minor finishing works remaining, showcasing stylish interiors, quality materials, and thoughtful design throughout, creating a turnkey opportunity for buyers seeking modern comfort paired with timeless appeal.

At the heart of the home lies a stunning family kitchen to the rear, complete with fully integrated appliances and views across the garden, complemented by a separate utility room, a cosy snug or family room, and an inviting lounge featuring a striking brick fireplace with solid fuel burner.

Upstairs offers four well-proportioned bedrooms, including a principal suite and guest bedroom both benefiting from en suite facilities, alongside a stylish family bathroom.

Outside the generous plot of approximately a quarter acre features a carriage driveway, ample parking, and a double garage positioned to the rear, providing excellent storage and flexibility for vehicles or hobbies, all set within a mature and private setting ideal for family living.

THE LOCATION

117 Norton Way South is very conveniently located on the eastern edge of the town centre, less than a third of a mile from Letchworth Garden City mainline railway station. There are regular services to London Kings Cross throughout the day, the fastest of which take only 28 minutes; Cambridge is 26 minutes away in the opposite direction. Junction 9 on the A1(M) is just 1.6 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 and the town provides excellent schools, shops, green open spaces and leisure facilities.



Norton Way South, SG6

Approximate Area = 197.23 sq m / 2123 sq ft
(Including Garage & Eaves Storage)
Garage Area = 30.10 sq m / 324 sq ft
Eaves Storage Area = 1.30 sq m / 14 sq ft

Key :
CH - Ceiling Height

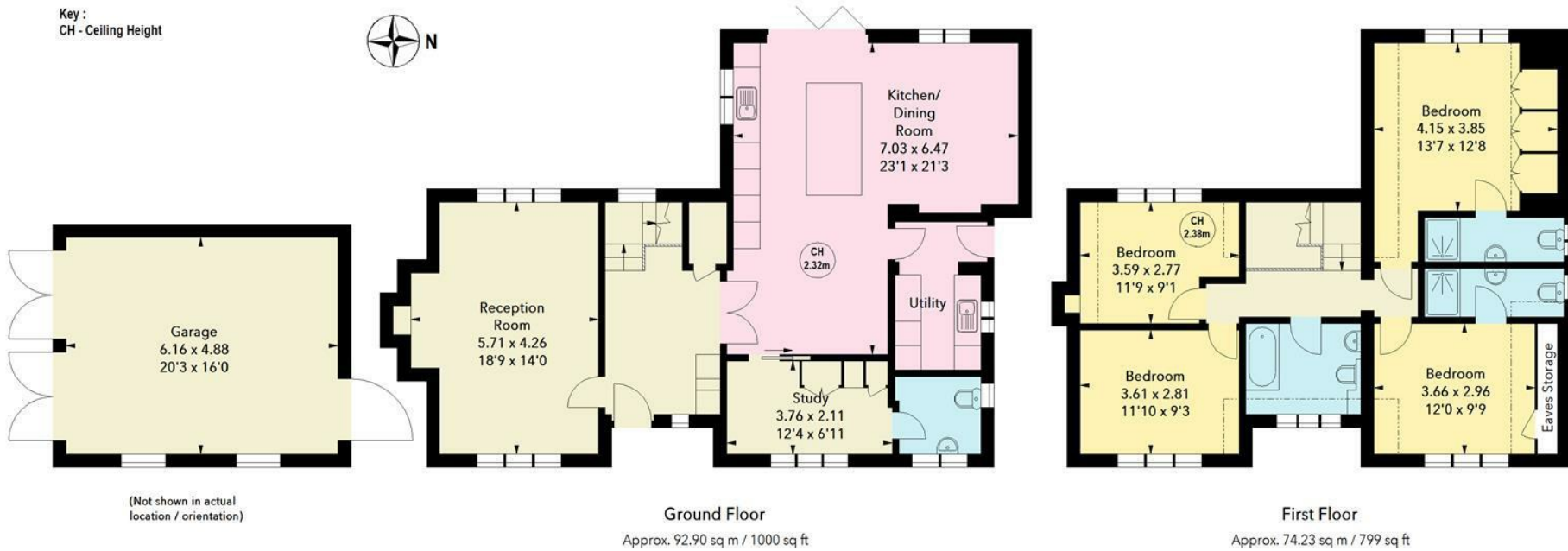


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative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

LEASEHOLD

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.

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 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 4G, O2 claims 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 - F

CONSERVATION AREA

The property is located in a conservation area

CONSTRUCTION

Brick under a pitched tiled roof

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