



4 Meadow Way • Letchworth Garden City • Hertfordshire • SG6 3JB

Guide Price £950,000

Charter Whyman

TOWN & VILLAGE HOMES





## FINE GARDEN CITY FAMILY HOME SUPERB KITCHEN/BREAKFAST ROOM EXCELLENT CENTRAL LOCATION

### THE PROPERTY

This fine Garden City detached house dates from 1925 and was sympathetically extended in 1982 to form an excellent family home. The gracious entrance hall leads to the centrepiece of the home, the outstanding kitchen/breakfast room. Separate sitting and dining rooms, laundry and cloakroom/WC complete the ground floor.

The first floor includes a master suite comprising bedroom, en suite shower room and a dressing room, which could alternatively be used as a fifth bedroom. The three other bedrooms, one currently used as a study, are served by a well appointed family bathroom. Both the latter and the en suite have electric underfloor heating, as does the kitchen/breakfast room.

The house benefits from uPVC double-glazed windows and gas fired central heating. The roof was extensively re-tiled in early 2025.

### THE OUTSIDE

The house stands in a plot measuring approximately 83' by 45' (25.5m x 13.7m) overall. To the front is a picket fence and a 'basket-weave' brick paved "in-and-out" coach drive providing off-street parking and leading to the integral garage.

A gate to the side leads to the south facing rear garden which is some 32' (10m) in depth and laid to lawn with a patio of high quality paving under a pergola and fruit trees. Garden shed.

The property adjoins an open green extending to nearly a quarter of an acre, one of the numerous open green spaces which define the Garden City and an adjunct of Broadway Gardens.

### THE LOCATION

Meadow Way is a highly regarded residential road on the periphery of the town centre. No 4 is very conveniently placed less than a quarter of a mile to the south of the town centre and within half a mile of 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. Junction 9 on the A1 (M) is 1.6 miles away by car.

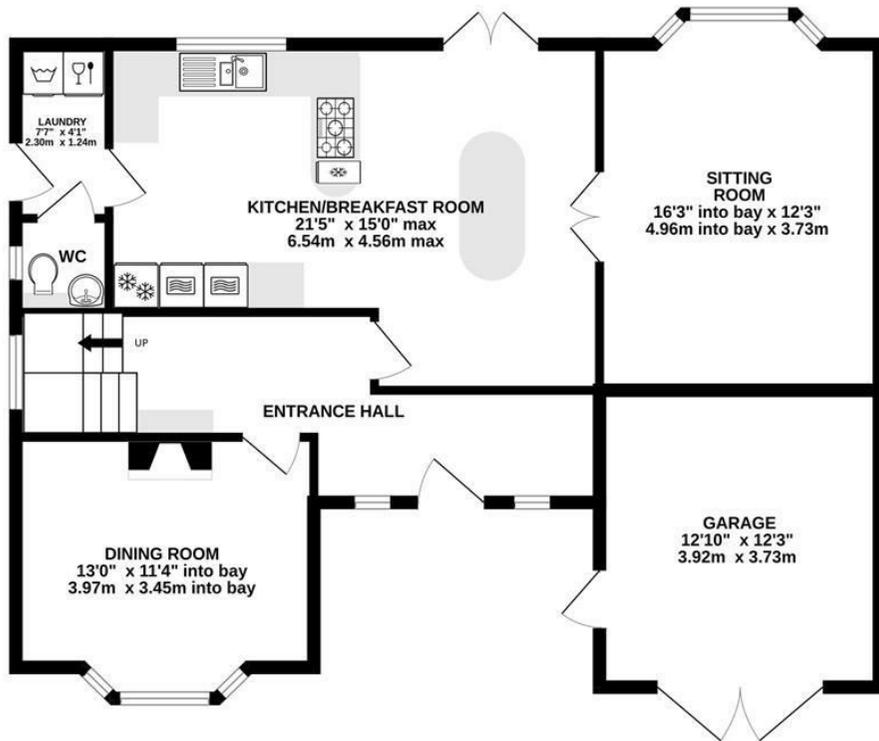
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. St Francis' College is within a third of a mile and the St Christopher School is half a mile away.



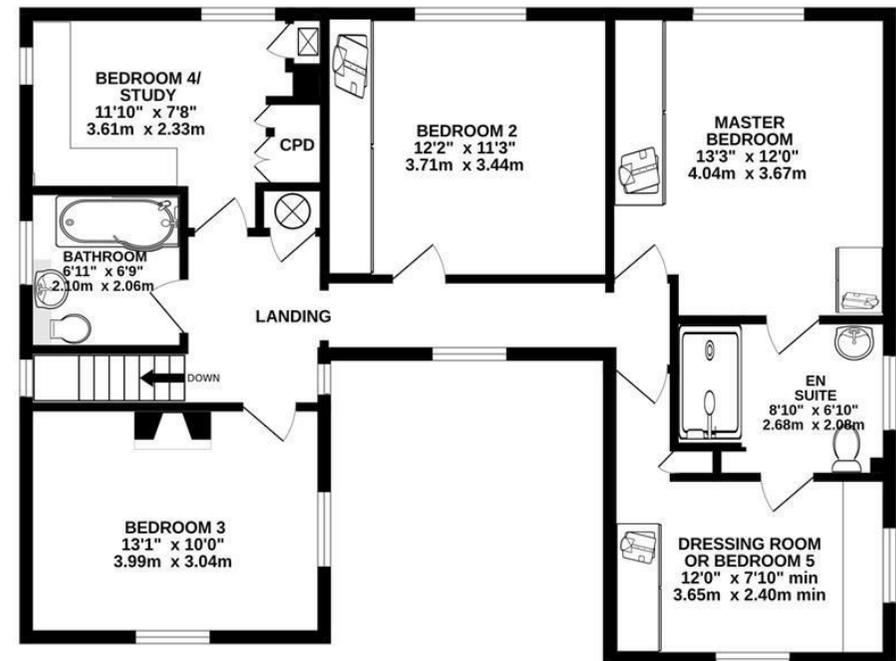




GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



THE FLOOR AREA INCLUDES THE INTEGRAL GARAGE

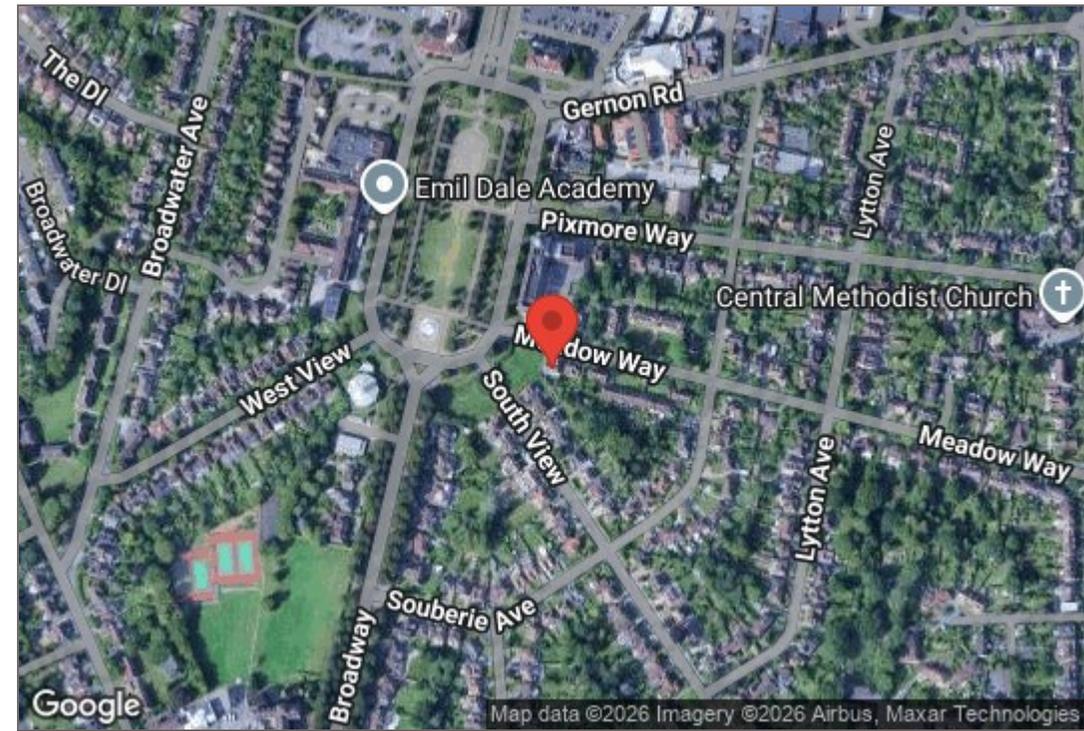
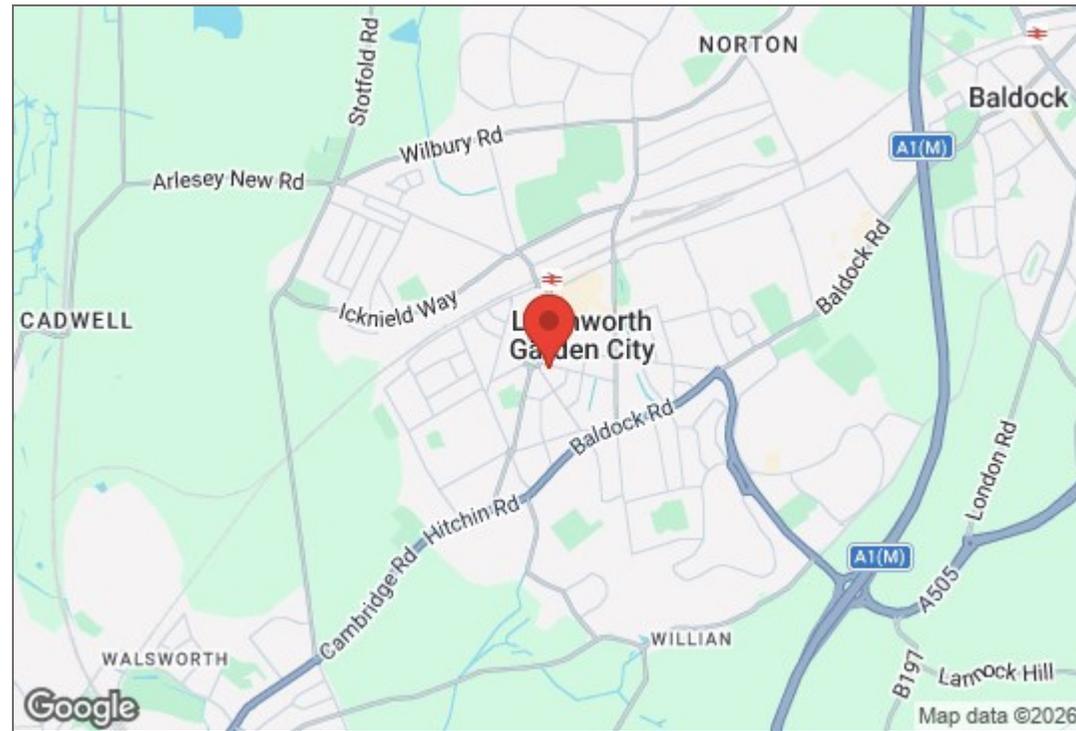
TOTAL FLOOR AREA : 1821 sq.ft. (169.1 sq.m.) approx.

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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

## 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 with an insulated solid brick extension, all roughcast rendered externally under a tiled pitched roof.

## SERVICES

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

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

## EPC RATING

Band - D

## BROADBAND SPEED

A choice of providers with claimed download speeds of up to 1,800 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage.

## 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 - F

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

## Charter Whyman

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