



2 Oaktree Close • Letchworth Garden City • Hertfordshire • SG6 3XY

Guide Price £600,000

Charter Whyman

TOWN & VILLAGE HOMES





FOUR BEDROOM FAMILY HOME CENTRAL LOCATION GARAGE AND DRIVEWAY

THE PROPERTY

Set within a popular residential setting, this impressive home enjoys a prime position close to the town centre and just a short stroll from a range of local amenities, offering both convenience and lifestyle appeal. Ideal for families and professionals alike seeking a well-connected yet peaceful environment.

Extended to create generous and versatile living space, the property is perfectly suited to modern family life. A welcoming reception hall leads to a comfortable lounge with sliding doors opening into a conservatory, currently used as a bright dining area with a year-round warm roof design. Natural light floods the space, enhancing openness and comfort throughout.

A separate reception room offers flexibility as a home office or family room, while an additional room off the utility provides further potential as a study. The modern kitchen features a breakfast bar, complemented by a practical utility room for everyday convenience. Ideal for remote working or growing family needs.

Upstairs, four well-proportioned bedrooms include a stylish principal suite with modern ensuite, alongside an upgraded family bathroom with both bath and separate shower.

Outside, a secluded rear garden, driveway parking for two vehicles, and a detached garage complete this highly desirable home with excellent storage and potential.

THE LOCATION

Oaktree Close is pleasantly situated about three-quarters of a mile south-west of the town centre, only a mile from the mainline railway station and within easy walking distance of St Thomas More and Highfield Schools and St Francis' College.

Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 26 minutes in the other direction. Junction 9 on the A1 (M) is 2.5 mile drive away.

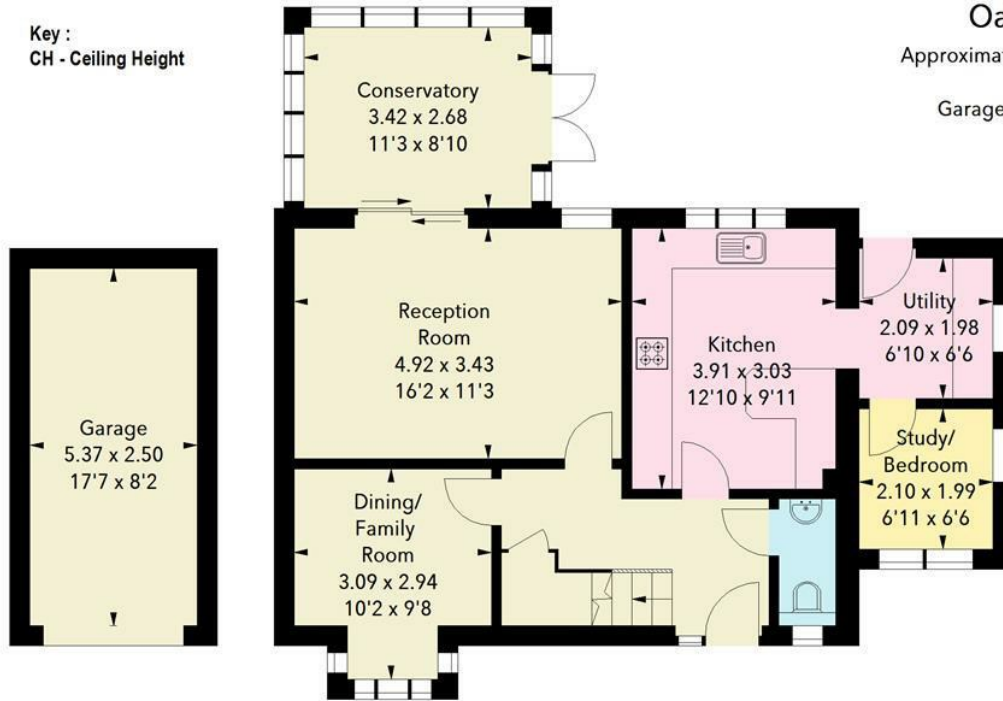
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure







Key :
CH - Ceiling Height



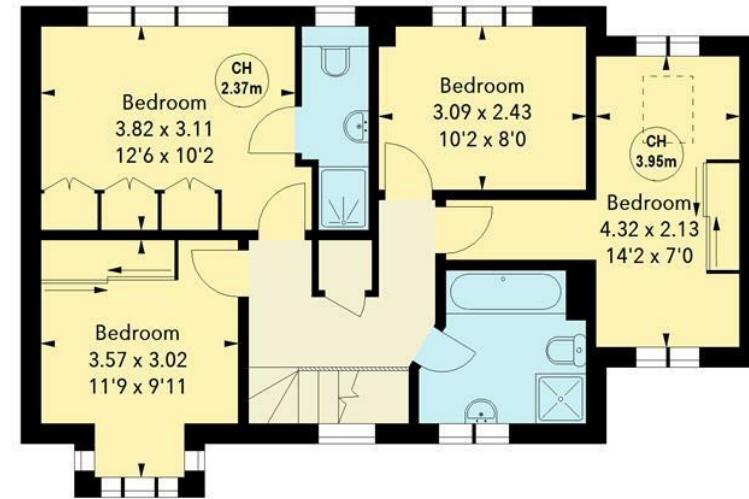
Ground Floor

Approx. 70.42 sq m / 758 sq ft

(Not shown in actual
location / orientation)

Oak Tree Close, SG6

Approximate Area = 143.34 sq m / 1543 sq ft
(Including Garage)
Garage Area = 13.38 sq m / 144 sq ft



First Floor

Approx. 59.55 sq m / 641 sq ft



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

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 - F

CONSERVATION AREA

The property is not located in 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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