



35 Norton Road • Letchworth Garden City • Hertfordshire • SG6 1AA

Guide Price £825,000

Charter Whyman

TOWN & VILLAGE HOMES





POPULAR RESIDENTIAL ROAD DETACHED DOUBLE GARAGE 100FT PLUS REAR GARDEN

THE PROPERTY

Positioned on a well-established residential road close to The Greenway and Norton Common, this impressive detached family residence enjoys a generous frontage of approximately 50ft, creating an immediate sense of space, privacy, and kerb appeal. A substantial driveway provides parking for multiple vehicles and leads to a detached double garage, perfectly complementing this superb family home.

The welcoming entrance hall flows effortlessly into the principal reception rooms, thoughtfully arranged for both everyday family life and entertaining. The spacious lounge overlooks the beautifully maintained rear garden, while the dining room opens directly onto a paved terrace, creating a seamless connection between indoor and outdoor living. A fitted kitchen, separate utility room, versatile family room or study, and ground floor cloakroom complete the well-balanced ground floor.

Upstairs, the property offers four well-proportioned bedrooms, all served by a family bathroom, providing comfortable accommodation with excellent potential for modernisation or future enhancement to suit individual tastes.

The delightful rear garden extends to approximately 100ft, offering an exceptional outdoor retreat with a generous paved terrace, expansive lawn, and mature planting that provides a high degree of privacy. Combining generous proportions, flexible living space, and an enviable location, this is a wonderful opportunity to acquire a distinguished family home in one of the area's most sought-after residential settings.

THE LOCATION

Norton Road is a highly regarded residential road on the north-east side of Letchworth. No 35 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.

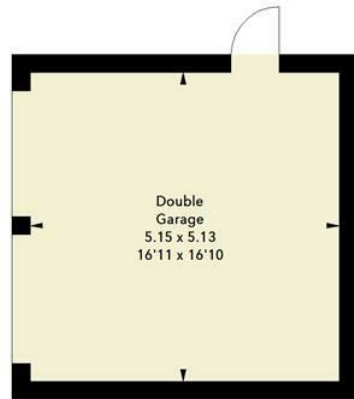
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces, the most impressive of which, the 63-acre Norton Common, is only half a mile away.







Key:
CH - Ceiling Height

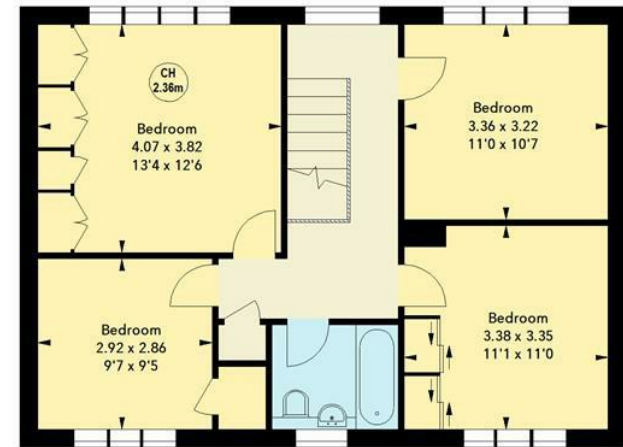


(Not shown in actual
location / orientation)



Ground Floor
Approx. 81.66 sq m / 879 sq ft

Norton Road, SG6
Approximate Area = 172.24 sq m / 1854 sq ft
(Including Garage)
Garage Area = 26.48 sq m / 285 sq ft



First Floor
Approx. 64.10 sq m / 690 sq ft

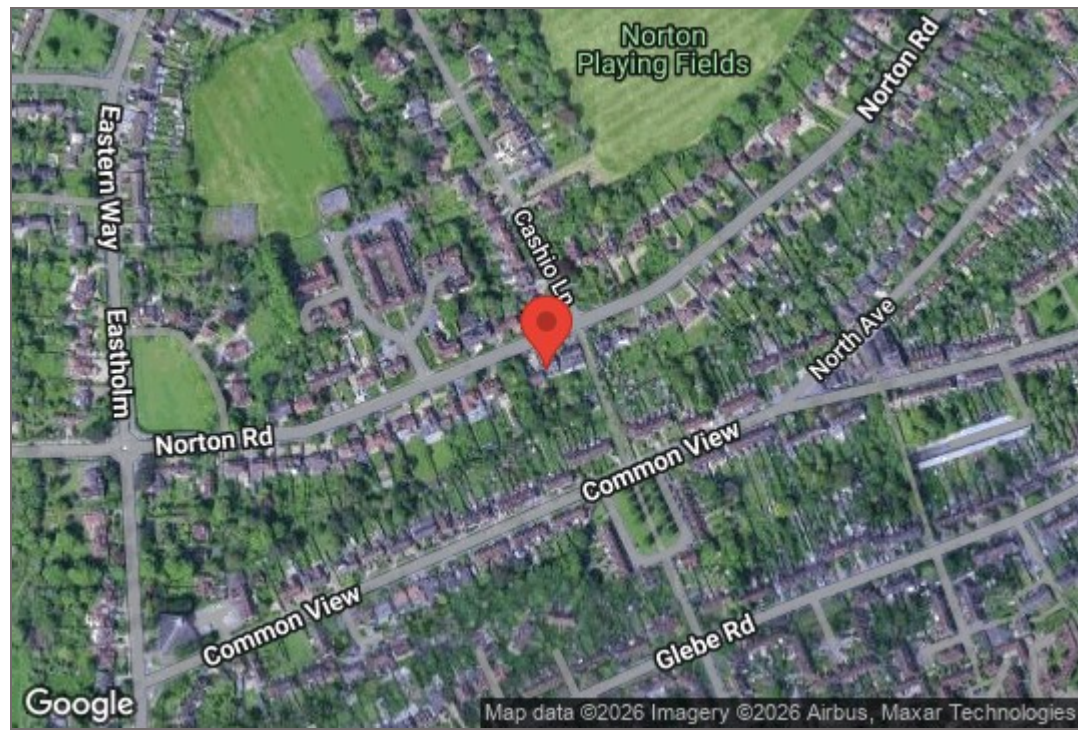
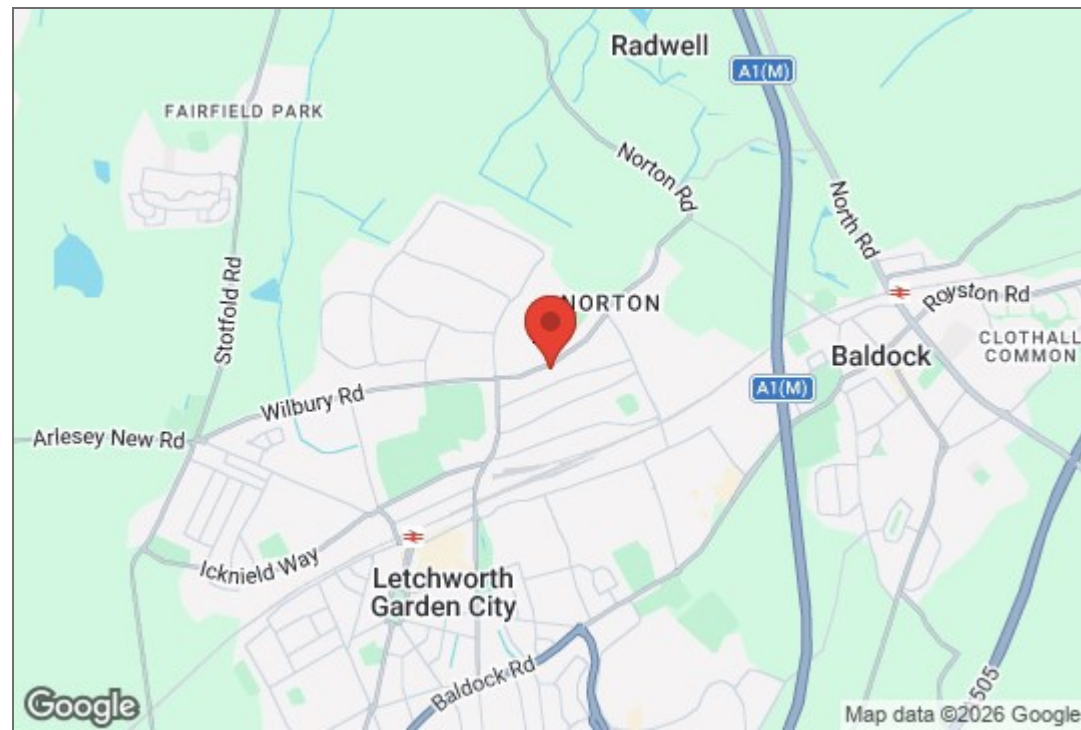


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

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.

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

Brick under tiled roof

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 10,000 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

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.lethworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

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