



8 Eastholm Green • Letchworth Garden City • Hertfordshire • SG6 4TW

Guide Price £825,000

Charter Whyman

TOWN & VILLAGE HOMES





OVERLOOKING THE GREEN DOUBLE GARAGE WITH LOFT SPACE OVER FOUR BEDROOMS

THE PROPERTY

A rare opportunity to acquire an original Garden City Exhibition cottage, dating from 1905 and thoughtfully extended and improved over the years. Retaining an abundance of character and charm, the property beautifully combines period appeal with practical modern living, while a number of original features remain, including attractive fireplaces. The home occupies an enviable position on the north-east side of town, enjoying a pleasant outlook over a mature, tree-lined green extending to approximately one acre.

Internally, the ground floor offers excellent flexibility, benefiting from a recent new boiler and heat pump dryer, with three well-proportioned reception rooms comprising a welcoming lounge, family room and dedicated study. A kitchen/dining room provides a sociable hub for everyday life and entertaining, complemented by a useful ground-floor shower room. The accommodation is equally impressive upstairs, where four bedrooms are served by a principal family bathroom, offering plenty of space for growing families, guests or home working.

Outside, the established rear garden extends to approximately 110ft, featuring a paved patio and a good variety of mature planting, creating a private and attractive setting. At the head of the garden is a substantial double garage, complete with useful loft space above, providing excellent storage or potential for further use, subject to any necessary consents.

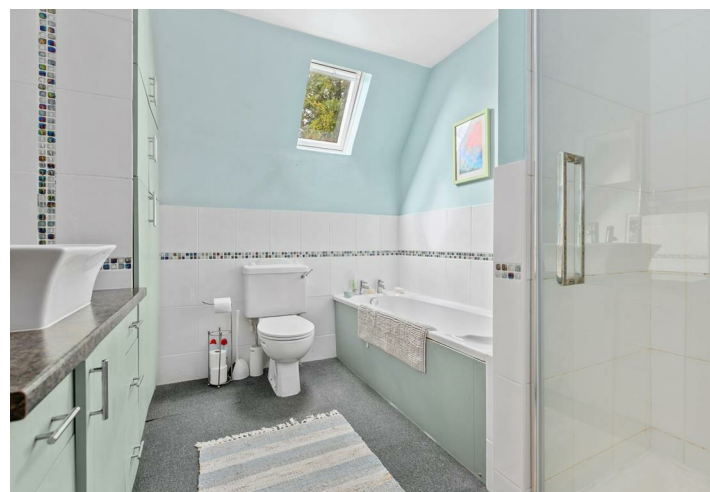
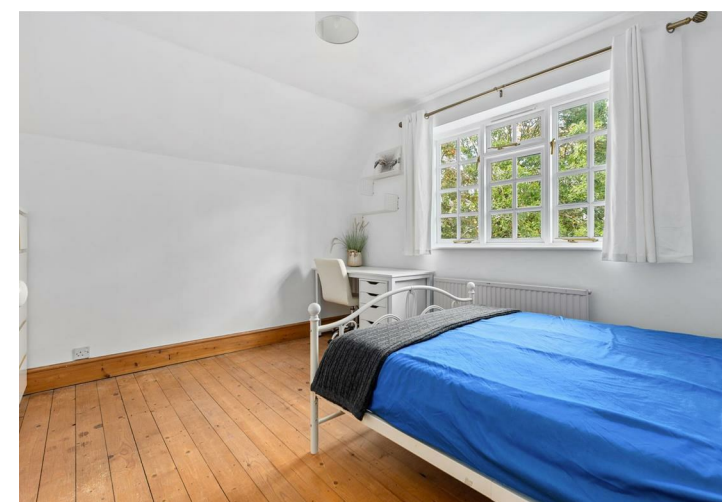
Access to the driveway and garage is conveniently provided from Eastholm, while the front of the property offers additional parking. Combining period character, generous accommodation, a superb garden and excellent outdoor storage, this charming home represents a particularly appealing opportunity in a sought-after Garden City setting.

THE LOCATION

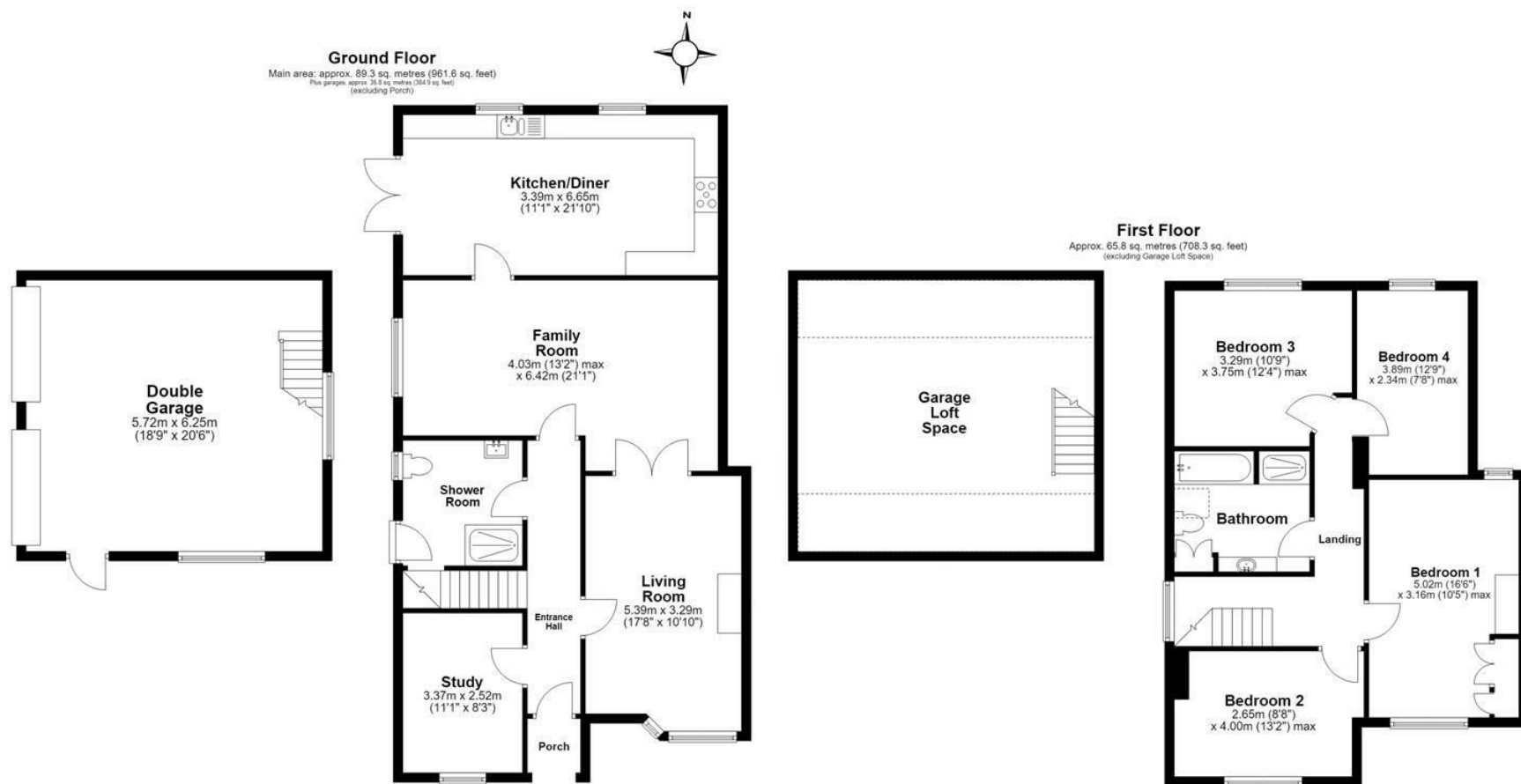
Eastholm Green is a private crescent conveniently located within the Letchworth Conservation Area to the north-east of the town centre, just a mile from the mainline railway station and main shopping area. Letchworth Garden City is on the London to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1 (M) is only 2.4 miles away by car and Junction 10 is just 3 miles distant.

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, schools and green open spaces, the most notable of which, the 63-acre Norton Common, is within 200 yards.





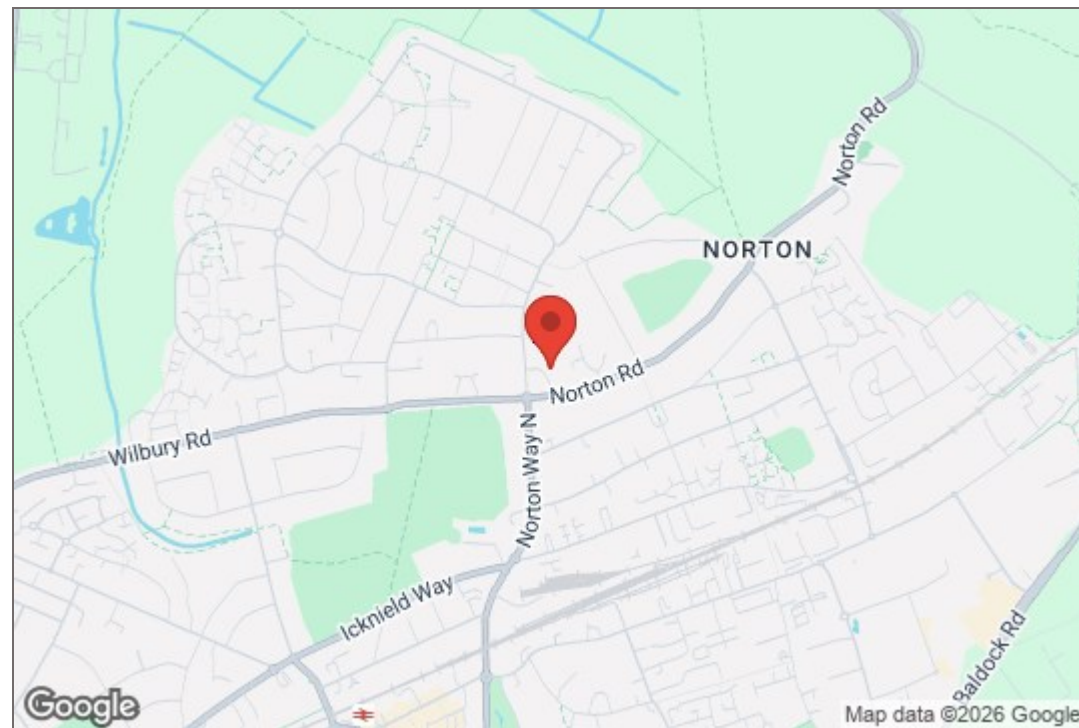




These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy 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

Rendered under a 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 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 located within a 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

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk