



12 St. Marys Close • Letchworth Garden City • Hertfordshire • SG6 3NW

Guide Price £630,000

Charter Whyman

TOWN & VILLAGE HOMES





## VERY SMARTLY PRESENTED MODERN HOME SPACIOUS ACCOMMODATION DELIGHTFUL SETTING

### THE PROPERTY

This beautifully presented modern linked detached house has been exceptionally well updated by the present owner. The accommodation flows attractively from the entrance porch via the dining room to the spacious sitting room. The ground floor is completed by the well fitted kitchen/breakfast room, a cloakroom and separate WC. The attached double garage boasts an EV charging point and includes a laundry area.

There are three double bedrooms on the first floor, the impressive master including an en suite shower and built-in wardrobes. A well appointed family bathroom serves the other two bedrooms.

The house benefits from uPVC double-glazed windows, gas fired central heating and power operated roller doors to the garage.

### THE OUTSIDE

To the front is a well stocked shrub border and the concrete drive provides off-street parking for two cars and leads to the attached garage. A gate opens to the walled courtyard front garden, which is laid to circular brick paving with herbaceous border and ornamental shrubs.

To the rear is a paved south-west facing patio garden, some 24' (7.3m) in depth, with walls to either side and herbaceous borders and ornamental shrubs. The garden is open to the rear to an area of well maintained communal gardens, extending to nearly a third of an acre and shared by residents of the close. It is laid to lawn with ornamental conifers and shrubs. It backs on to the town's golf course, separated by a neat hedge.

There is a Service Charge, currently £975 pa, for the maintenance of the communal areas and administered by the St Mary's Close Residents Association.

### THE LOCATION

Letchworth was one of the three ancient villages absorbed into the Garden City and the property forms part of a crescent of just six houses in this secluded close adjoining the original parish church of St Mary, which dates back to the 12th Century. On the south side of the town, St Mary's Close is a mile and a quarter from the town centre and 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 is also 29 minutes away in the other direction. Junction 9 on the A1 (M) is 1.3 miles away.

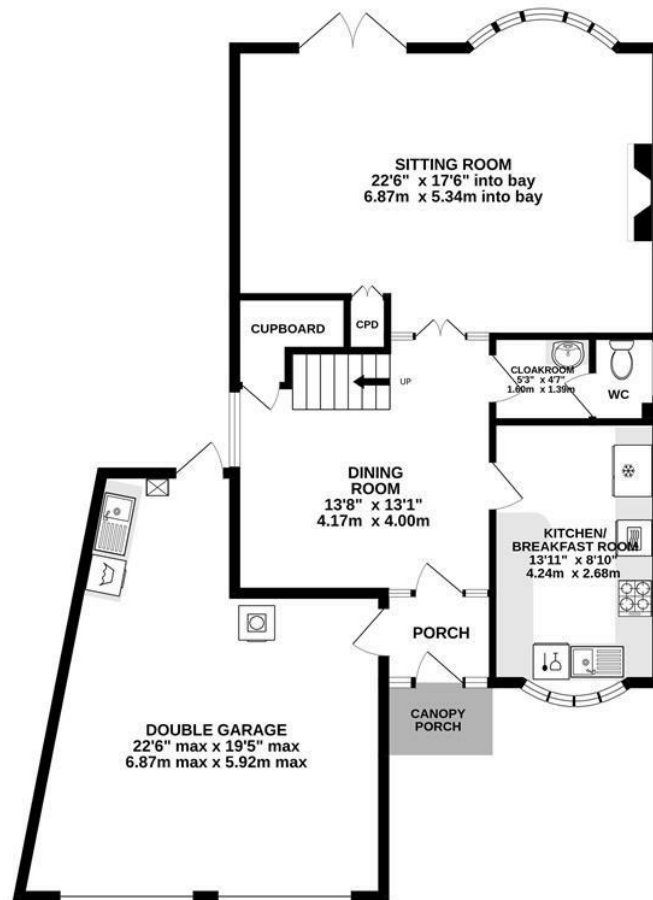
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities.



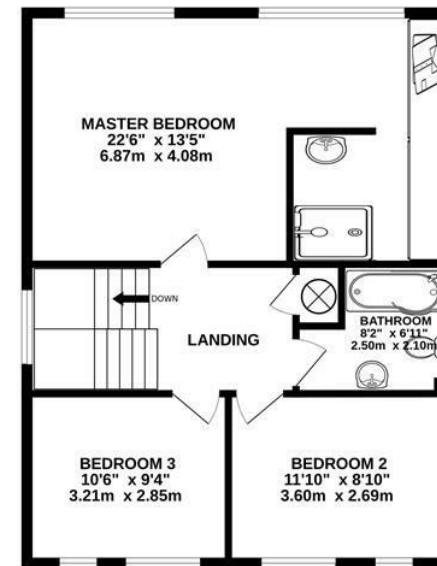




GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.

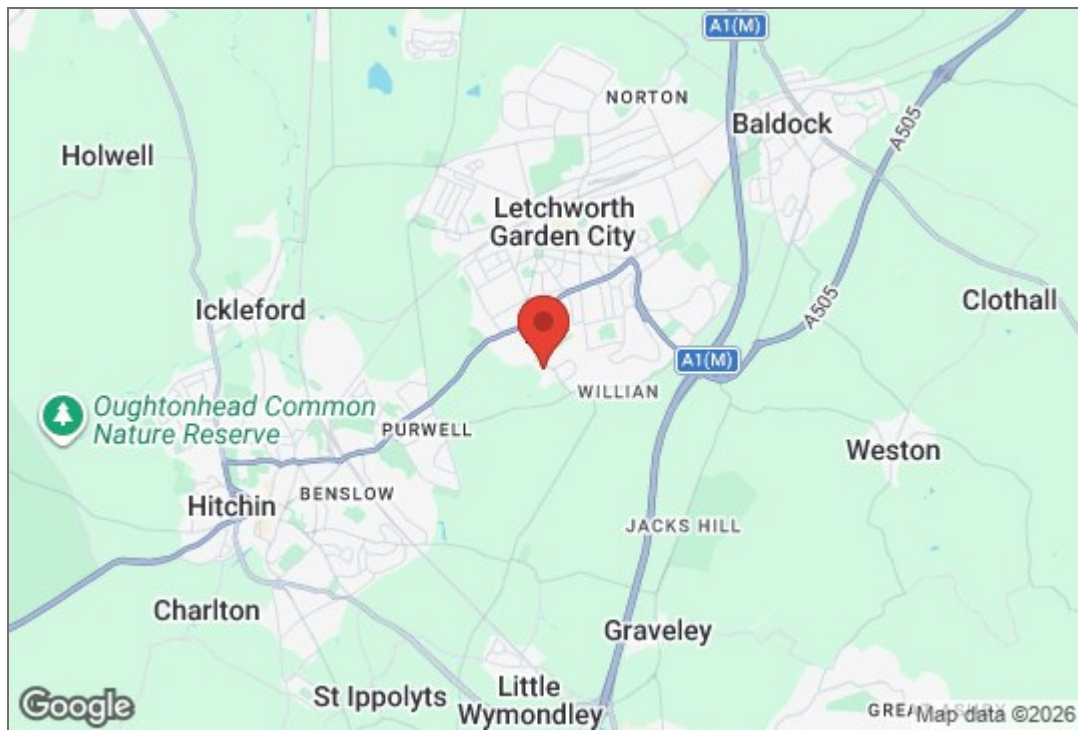


THE FLOOR AREA INCLUDES THE GARAGE.  
TOTAL FLOOR AREA: 1727 sq.ft. (160.4 sq.m.) approx.  
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes 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

Insulated cavity wall. Tiled pitched main roof; flat roof to garage.

## SERVICES

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

## EPC RATING

Band -

## BROADBAND SPEED

A choice of provider claiming up to 1,000 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 not located within a 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.lechworth.com](http://www.lechworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

Charter Whyman

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01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)