



69 Wilbury Road • Letchworth Garden City • Hertfordshire • SG6 4JJ

Guide Price £725,000

Charter Whyman

TOWN & VILLAGE HOMES





## DECEPTIVELY SPACIOUS HOME SUPER KITCHEN/BREAKFAST/DINING ROOM SOUTH FACING REAR GARDEN

### THE PROPERTY

This detached chalet style house has been immeasurably improved by an extension to the rear, which has transformed it into a deceptively spacious family home. The centrepiece is an impressive T-shaped kitchen/breakfast room/dining room, which is complemented by separate study, sitting room and family room, the latter two rooms being divided from each other by folding doors. The ground floor is completed by a laundry and a cloakroom/WC. The first floor provides three bedrooms, the master having an en suite shower room, and a well-appointed family bathroom.

Of insulated cavity construction under a pitched tiled roof, the house benefits from uPVC double-glazed windows and gas fired central heating.

### THE OUTSIDE

The house stands in a plot measuring approximately 141' by 40' (42.98m x 12.4m) overall. The front garden is laid to lawn with herbaceous borders, ornamental shrubs and mature specimen tree. The block-paved drive and turning space provides off-street parking and leads to the attached garage and EV charging point.

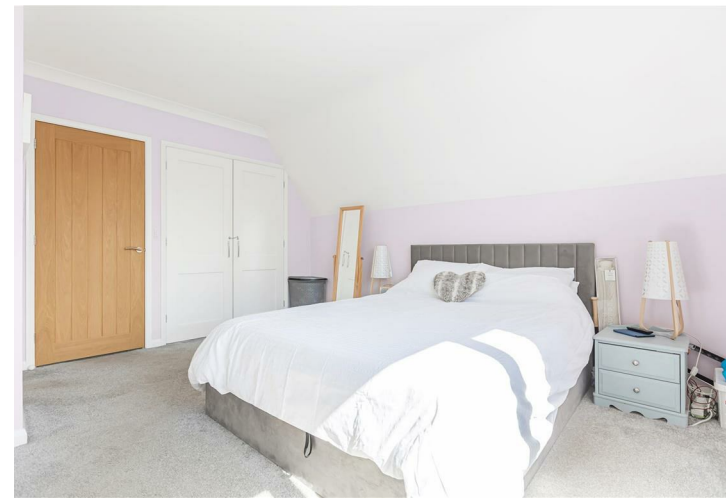
A gate to the right of the house leads to the south facing rear garden, which is some 81' (24.8m) in length and laid to lawn with a paved terrace patio, herbaceous borders, fruit trees and ornamental shrubs and trees. Timber garden shed.

### THE LOCATION

Wilbury Road is an established residential road running east to west on the northern side of the town. No 69 is just over three-quarters of a mile from the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is just 2.5 miles away by car.

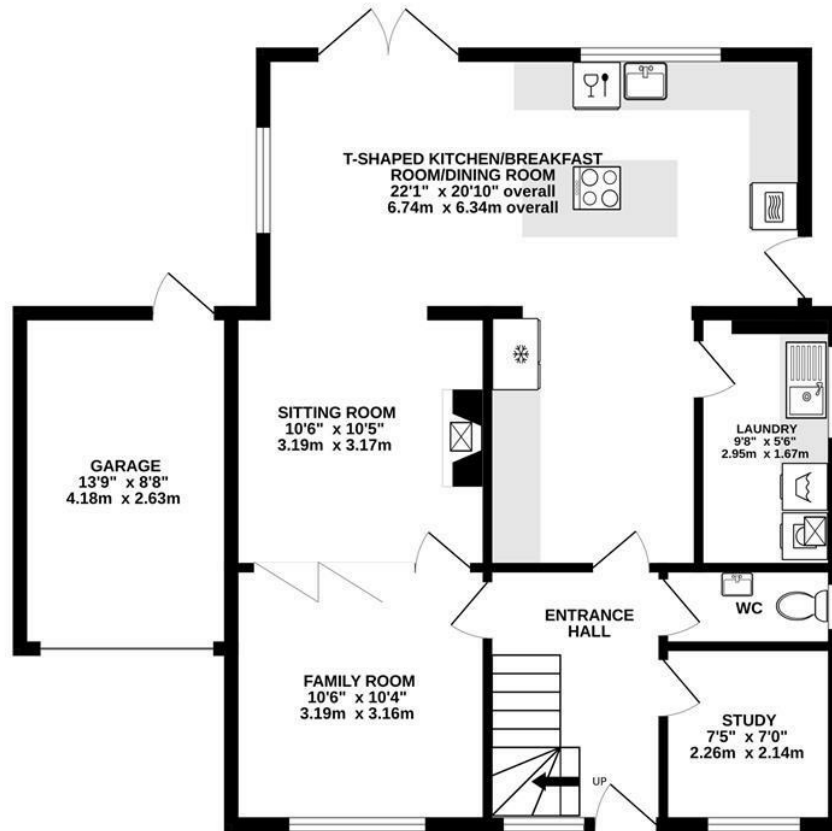
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces, the most impressive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



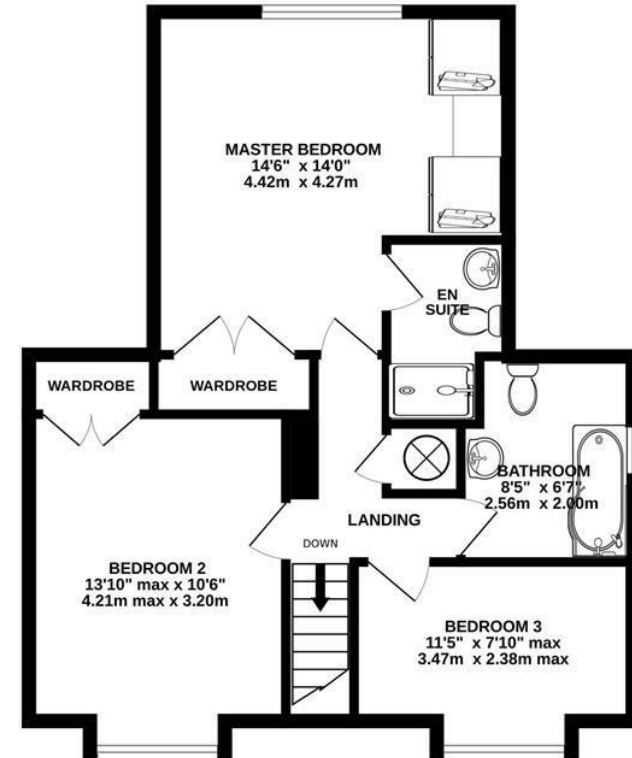




GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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.



**TENURE**  
FREEHOLD

**COUNCIL TAX**  
Band - E

**EPC RATING**  
Band - D

**SERVICES**  
MAINS water, sewerage, gas and electricity are connected to the property.  
BROADBAND: A choice of providers with claimed download speeds of up to 10,000 Mbps.  
MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

**LOCAL AUTHORITY**  
North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

**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

Tel: 01462 474000  
www.north-herts.gov.uk

**VIEWING APPOINTMENTS**  
All viewing and negotiations strictly through Charter Whyman.



**Charter Whyman**  
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