

36 Ridge Road • Letchworth Garden City • Hertfordshire • SG6 1PN

Guide Price £450,000

Charter Whyman

TOWN & VILLAGE HOMES





TWO BEDROOM GRADE II LISTED CHARACTER PROPERTY
BEAUTIFULLY RESTORED ORIGINAL PARQUET FLOORING & PERIOD FIREPLACES
GENEROUS 85FT REAR GARDEN
OFF-STREET PARKING FOR TWO VEHICLES

THE PROPERTY

A charming Grade II listed home, beautifully combining original period features with a range of thoughtful modern improvements. The accommodation includes a welcoming reception room, separate dining room, fitted kitchen, utility room/WC, two bedrooms and a family bathroom. The living room is a particular highlight, featuring beautifully restored original parquet flooring, a bay window and an attractive cast iron and oak fireplace with a Welsh slate hearth, creating a lovely focal point. The original parquet flooring continues through the hallway, adding further character and a sense of continuity throughout the ground floor.

The separate dining room provides an excellent space for entertaining, with an open connection through to the kitchen. Fitted with a modern Howdens kitchen, installed less than six years ago, the kitchen offers a good range of storage and work surfaces, together with integrated appliances and a Neff gas hob.

Upstairs, there are two well-proportioned bedrooms, with bedroom two retaining its own original cast iron fireplace. The accommodation is completed by a contemporary family bathroom, featuring a bath, separate shower enclosure, wash basin and WC.
Further improvements include timber windows fitted with slimline double glazing and traditional-style hardware, a boiler and replacement radiators throughout. There is also a fully boarded loft with insulation and ladder access, providing useful additional storage.

Externally, the property enjoys a generous rear garden extending to approximately 85ft in length, offering a pleasant combination of paved seating areas and lawn, providing plenty of space for outdoor dining, relaxing and enjoying the warmer months. The garden is enclosed by timber fencing and also benefits from a useful timber garden shed. There is off-street parking for two vehicles, a particularly useful feature for a home of this character.

THE LOCATION

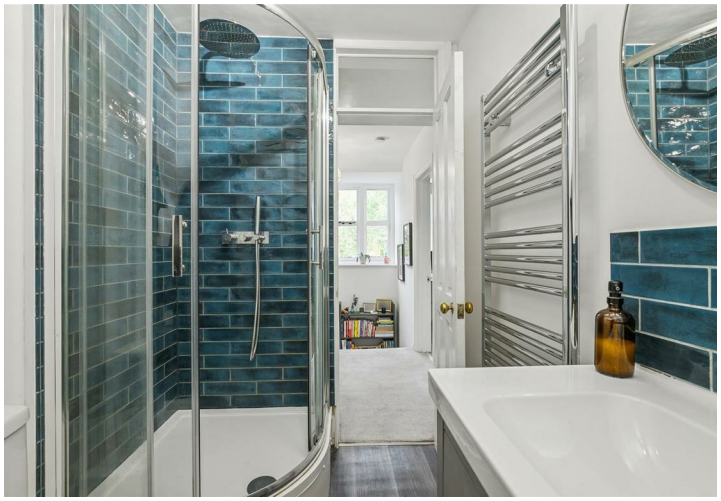
Situated on Ridge Road in the heart of Letchworth Garden City, the property enjoys a convenient position within this historic Garden City. Letchworth town centre offers a good selection of shops, cafés, restaurants and everyday amenities, together with a range of independent businesses.
The mainline railway station provides direct services to London King's Cross and Cambridge, making the location particularly appealing for commuters. The surrounding area also offers a choice of recreational facilities, parks and green open spaces, reflecting the Garden City's distinctive character.



















Ridge Road, SG6

Approximate Area = 75.06 sq m / 808 sq ft



Ground Floor

Approx. 41.90 sq m / 451 sq ft

First Floor

Approx. 33.17 sq m / 357 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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Norton Rd
Wilbury Rd
Norton Way N
Icknield Way
Letchworth
Garden City
Icknield Way
Baldock Rd
Baldock Rd
Broadway
Baldock Rd
Google
Map data ©2026 Google


Norton Way N
Birds Hill
Works Rd
Teamworks Letchworth:
ting - Laser Tag...
Birds Hill
Station Rd
Rushby Mead
Ridge Rd
Ridge Rd
Protea Way
Ascot Dr
Norton Way S
Pix Rd
Pix Rd
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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 -

LISTED PROPERTY

Grade II.

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 4G, O2 claims 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 - C

CONSERVATION AREA

The property is located with in 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
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