



12 Forge End • Weston • Hitchin • Hertfordshire • SG4 7AQ

Guide Price £450,000

Charter Whyman

TOWN & VILLAGE HOMES





# DECEPTIVELY SPACIOUS MODERN HOME

## FINE GARDEN ROOM

### PLEASANT VILLAGE LOCATION

#### THE PROPERTY

A very pleasant surprise awaits anyone entering this modern semi: not only is it much more spacious than you would anticipate, but it has also been given a great sense of style by its current owners. The skillful and extensive use of panelling has enhanced this attractive home with individual character. The well-proportioned sitting room opens to a versatile garden room and is complemented by the kitchen/dining room. A cloakroom/WC completes the ground floor. There are three bedrooms and a bathroom on the first floor. The master bedroom has its own en suite shower room.

The house benefits from uPVC double-glazed windows and gas fired central heating.

#### THE OUTSIDE

The house stands in a plot measuring some 65' by 33' (19.95m x 10m) overall and adjoins greenbelt. There is a parking space to the front with an EV charging point.

The compact split-level rear garden was very imaginatively re-landscaped in 2022 with areas of decking and artificial lawn, a gazebo with electric heater, built-in barbecue kitchen area and downlighting. Timber garden shed.

#### THE LOCATION

Standing at the head of Forge End, which is a peaceful residential close in the heart of the popular village of Weston, the house is just a quarter of a mile from the village stores/post office and only a third of a mile from the primary school.

Weston is an attractive and very highly regarded village just 4 miles from the centre of Letchworth Garden City, 6 miles from the centre of Hitchin and 5 miles from the centre of Stevenage. Junction 9 on the A1 (M) is less than 2 miles away. Weston is a thriving community and exceptionally served by a village shop/Post Office, pub, the primary school, parish church (all within half-a-mile) and numerous sports clubs and their facilities.

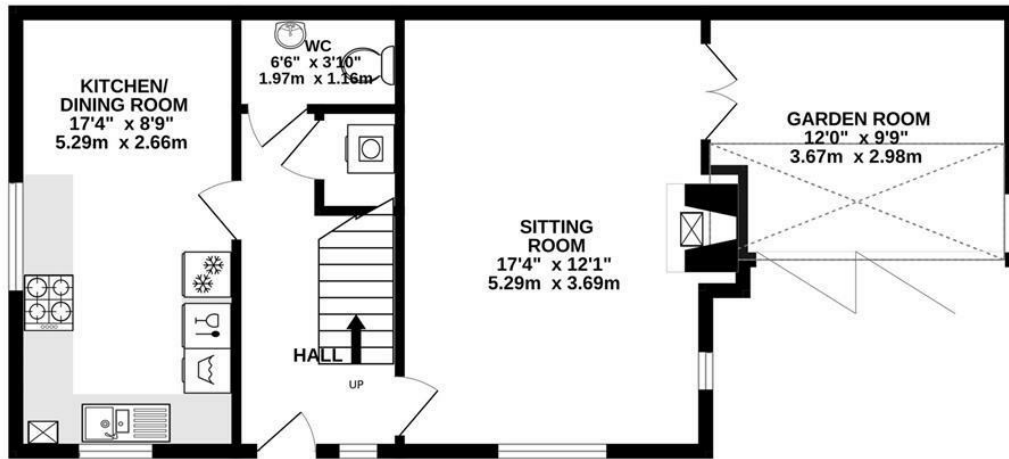
Letchworth Garden City, Stevenage and Hitchin all afford a wide range of shops, schools, pubs, restaurants, leisure facilities and places of worship. Each also has a mainline railway station with the fastest train services to London Kings Cross taking 29 minutes from Letchworth and, best of all, 23 minutes from Stevenage.



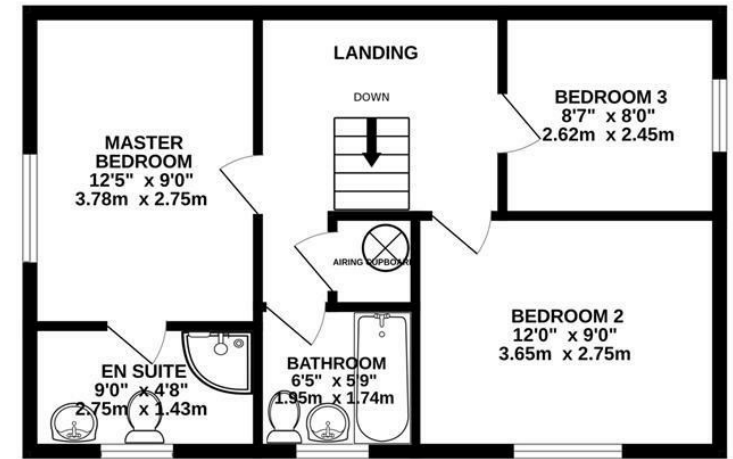




GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.

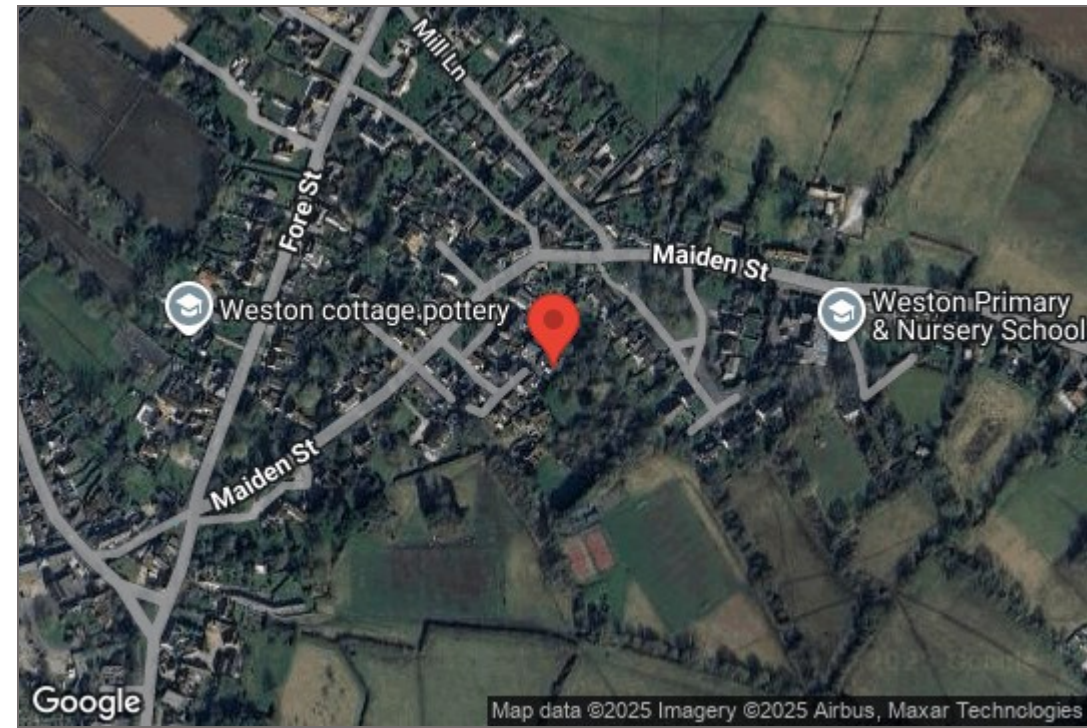


1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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

## 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

The house is of insulated cavity construction under a pitched tiled roof.

## SERVICES

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

## EPC RATING

Band - D

## BROADBAND SPEED

A choice of providers with claimed download speeds of up to 1,800 Mbps.

## MOBILE SIGNAL

Most providers claim up to 4G coverage, some claim to provide 5G.

## 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 - D

## CONSERVATION AREA

The property is located within the Weston 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](http://www.charterwhyman.co.uk)