



Windy Ridge • 34 Meadow Way • Letchworth Garden City • Hertfordshire • SG6 3JB

Guide Price £650,000

Charter Whyman

TOWN & VILLAGE HOMES





INDIVIDUAL GARDEN CITY HOME HIGHLY DESIRABLE LOCATION VERSATILE GARDEN STUDIO

THE PROPERTY

This highly individual early Garden City home dates from 1923 and, although it has been extended and updated, it still provides further scope. The spacious ground floor provides a sitting/dining room, garden room, kitchen/breakfast room, a study or fourth bedroom (or separate dining room), bedroom and bathroom. There are large garages to either side, that to the right including a laundry utility area, and with a loft above.

The two bedrooms on the first floor were originally a single space and the partition could easily be removed, if required. The landing forms a useful study area and there is a second bathroom.

There is secondary triple-glazing to the timber windows to the front and uPVC double-glazed windows to the rear on the ground floor. The first floor bedrooms have double-glazed 'Velux' rooflights. Central heating is provided by the gas fired boiler located in the loft over the right-hand garage.

THE OUTSIDE

The house stands in a plot measuring approximately 110' by 49' (33.8m x 14.9m) overall. There is a hedge to the front with an 'in-and-out' concrete and brick paved drive providing good off-street parking and leading to the attached garages.

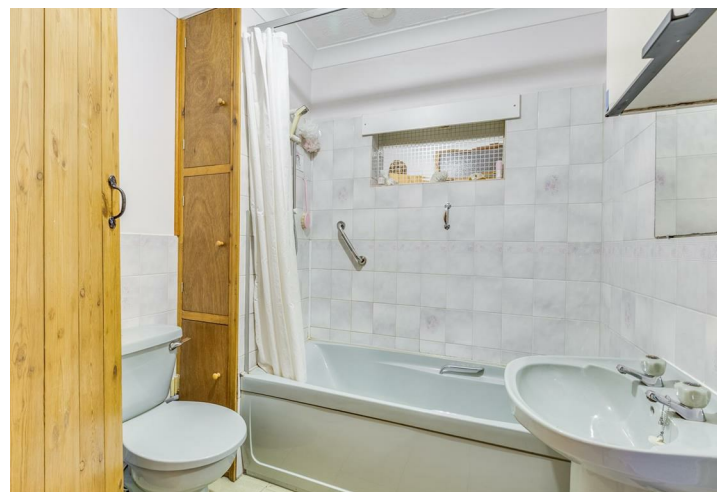
The delightfully laid out south facing rear garden is some 61' (18.7m) in depth with brick-paved patio, pergola-style gazebo, ornamental pond, apple tree and paved pathways weaving through the herbaceous beds and borders. In addition to the versatile garden studio, ideal for numerous hobbies or as a home office, there is a timber garden shed.

THE LOCATION

Meadow Way is a highly desirable residential road, very conveniently located just to the south of the town centre. Windy Ridge is less than a quarter of a mile from the main shopping area and within half a mile of the 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 27 minutes away in the other direction. Junction 9 on the A1 (M) is a mile and a half 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 house is particularly well placed for easy access to schools, with St Francis' College and St Christopher School are half a mile away and the Highfield School is within a mile.



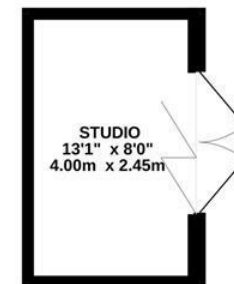
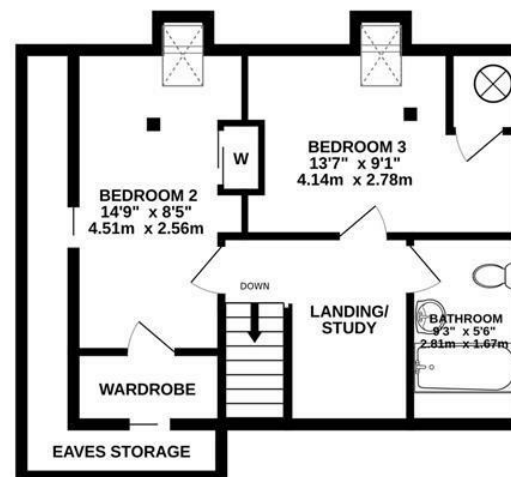
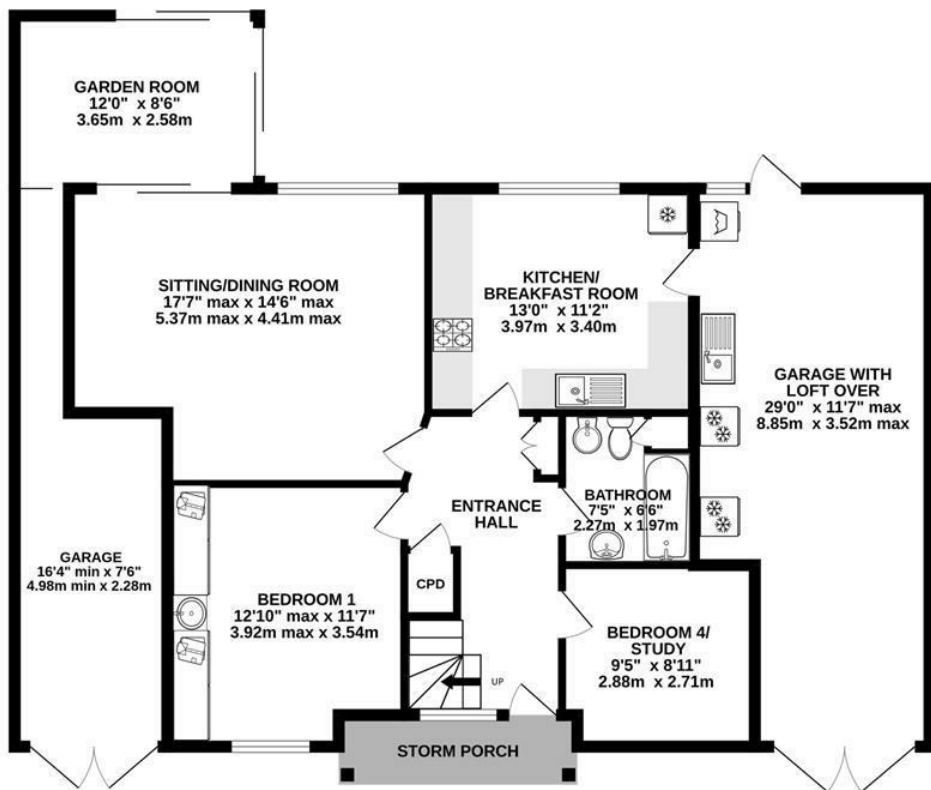




GROUND FLOOR
1308 sq.ft. (121.6 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.

GARDEN STUDIO
111 sq.ft. (10.3 sq.m.) approx.

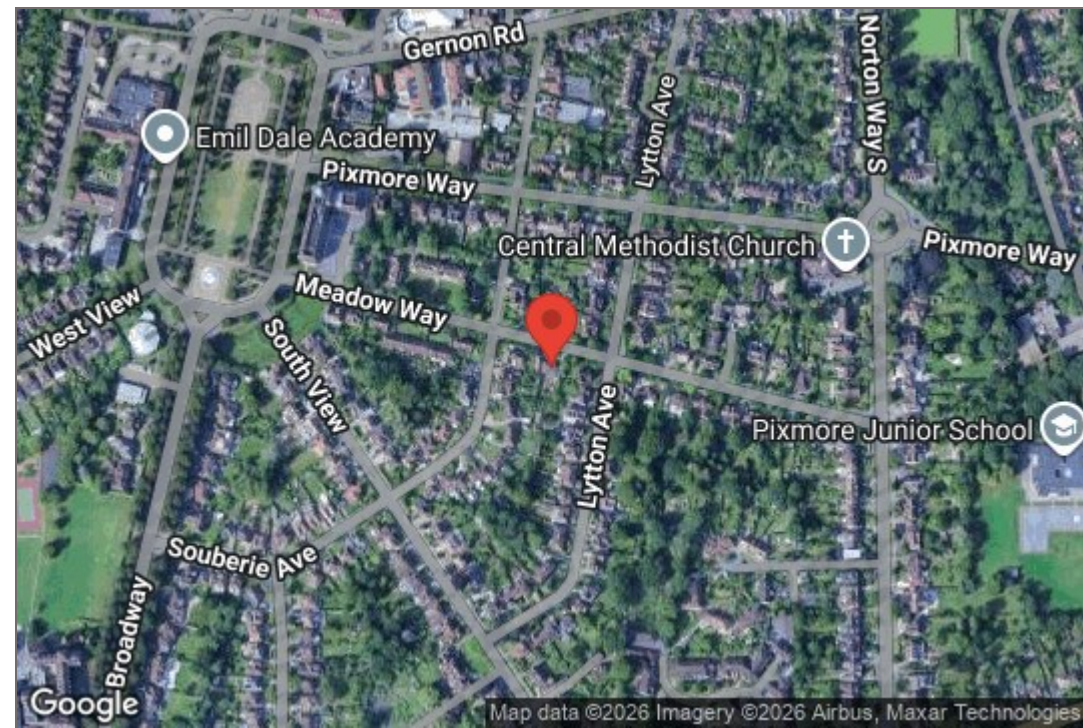
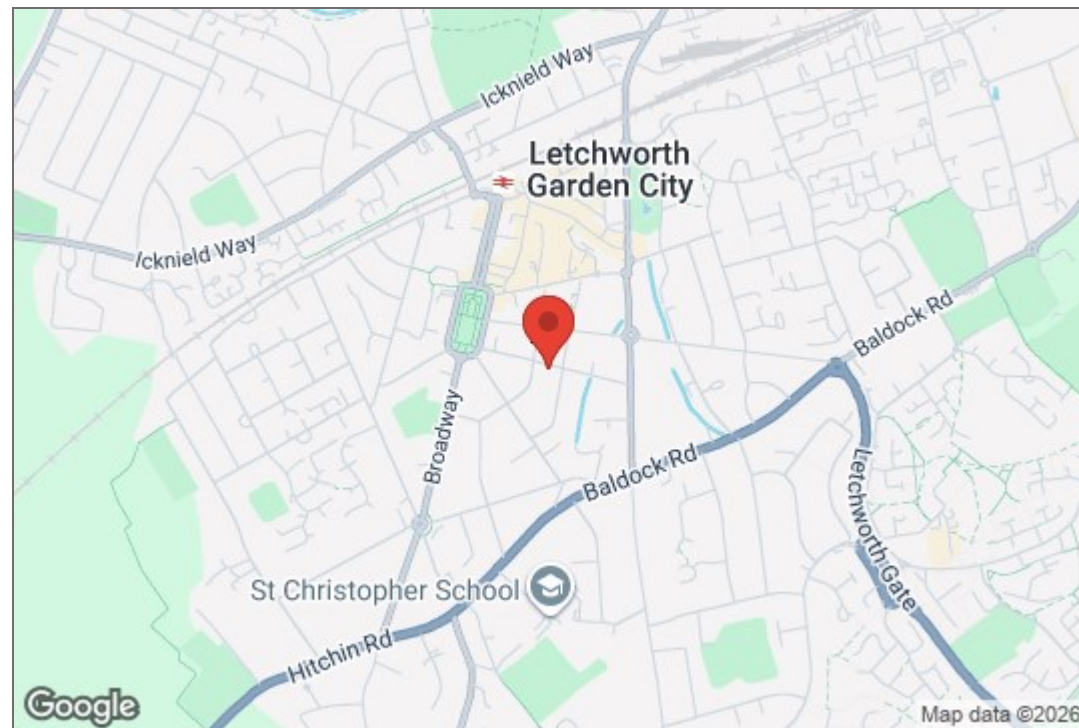


THE FLOOR AREA INCLUDES THE GARAGES, BUT NOT THE STUDIO

TOTAL FLOOR AREA : 1790sq.ft. (166.3 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

LEASEHOLD: 990 year term with 954 years remaining. Peppercorn Ground Rent.

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

Solid brick with cavity brickwork extensions. Pitched tiled roof.

SERVICES

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

EPC RATING

Band - F

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 4G coverage, O2, Lycamobile and ee 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

COUNCIL TAX

Band - E

CONSERVATION AREA

The property is located within the Letchworth 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.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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www.charterwhyman.co.uk