



33 Highfield • Letchworth Garden City • Hertfordshire • SG6 3PY

Guide Price £1,100,000

Charter Whyman

TOWN & VILLAGE HOMES





## SOUGHT AFTER ROAD FOUR BEDROOMS AND THREE BATHROOMS VERSATILE LIVING ACCOMMODATION

### THE PROPERTY

Set on a highly sought-after residential road, this impressive home enjoys a prime position close to The Highfield Secondary School. Offering generous proportions and superb flexibility, it presents an exceptional opportunity for growing families or multi-generational living, all within easy reach of local amenities and well-regarded schooling.

The property has been thoughtfully extended to create versatile, spacious accommodation, including the potential for independent living. A standout feature is the stunning family kitchen, complete with integrated appliances and direct access to the rear garden, complemented by a separate utility room for added practicality and convenience.

Alongside a bright and spacious main living room, a substantial second reception room sits at the foot of a secondary staircase, leading to a private bedroom suite above with its own ensuite. This cleverly designed arrangement has previously served as self-contained accommodation, ideal for guests or older children.

Upstairs, four well-proportioned bedrooms are served by three bathrooms, two of which are ensuite. Outside, the impressive rear garden extends to approximately 152ft, featuring a paved terrace and expansive lawn, while the front offers a private driveway with parking for up to four vehicles.

### THE LOCATION

Highfield is a highly regarded residential road on the south-west side of the town within a mile of the 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 27 minutes away in the other direction. Junction 9 on the A1 (M) is 2.3 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 house is particularly well placed for easy access to schools, with the Highfield School and St Thomas More RC Primary School nearby and St Francis' College and St Christopher School being only half a mile and three-quarters of a mile.







### Highfield, SG6

Approximate Area = 186.17 sq m / 2004 sq ft

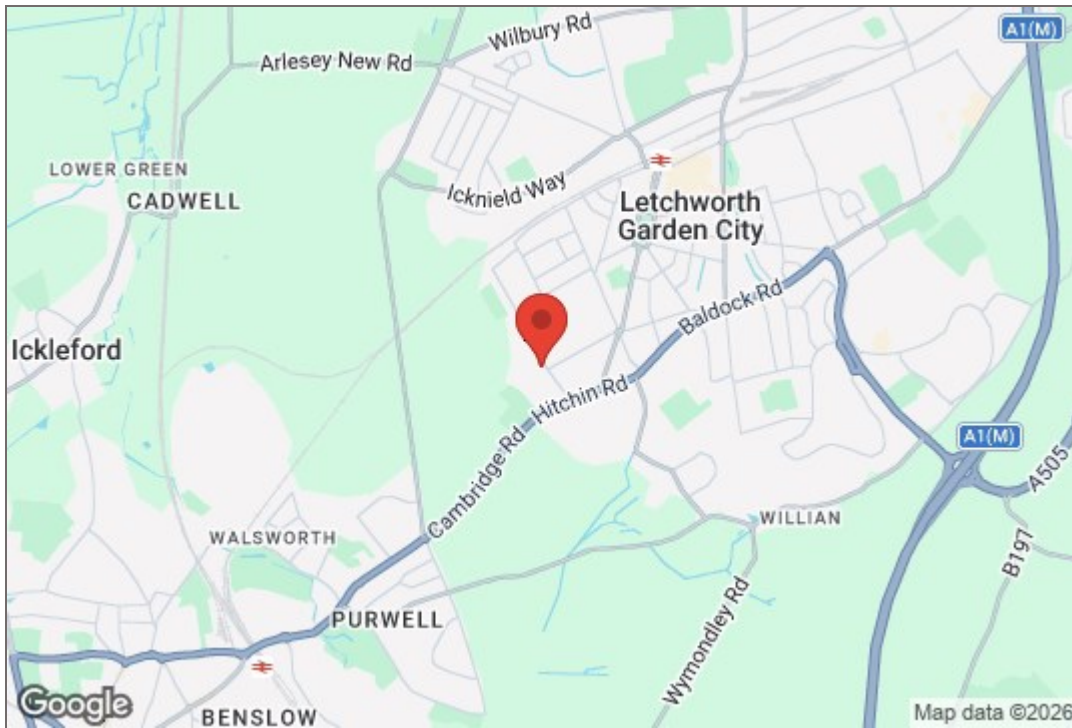


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative 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.

## CONSTRUCTION

Brick built under a pitched tiled roof

## SERVICES

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

## EPC RATING

Band -

## BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

## MOBILE SIGNAL

Most providers claim up to 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 - E

## CONSERVATION AREA

The property is not located 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

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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