



14 Cowslip Hill • Letchworth Garden City • Hertfordshire • SG6 4HL
Guide Price £565,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE BAY-FRONTED SEMI
WELL PROPORTIONED ACCOMMODATION
PLEASANT LOCATION CLOSE TO NORTON COMMON

THE PROPERTY

This attractive bay-fronted inter-war semi has been very well updated and improved to provide a fine family home. The well-proportioned accommodation includes two reception rooms, kitchen and cloakroom/WC on the ground floor, with three bedrooms and a spacious bathroom on the first.

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

THE OUTSIDE

The house stands in a plot measuring approximately 126' by 27' (38.4m x 8.3m) overall. The front garden is enclosed by hedges and laid to lawn with herbaceous border. The herring-bone brick-paved drive provides off-street parking.

The drive continues via double gates along the side of the house (minimum width 7'6" (2.28m) to the detached timber garage at the rear.

The rear garden is some 73'9" (23.5m) in length and laid to lawn with concrete patio, herbaceous borders, raised border across the rear and ornamental shrubs.

THE LOCATION

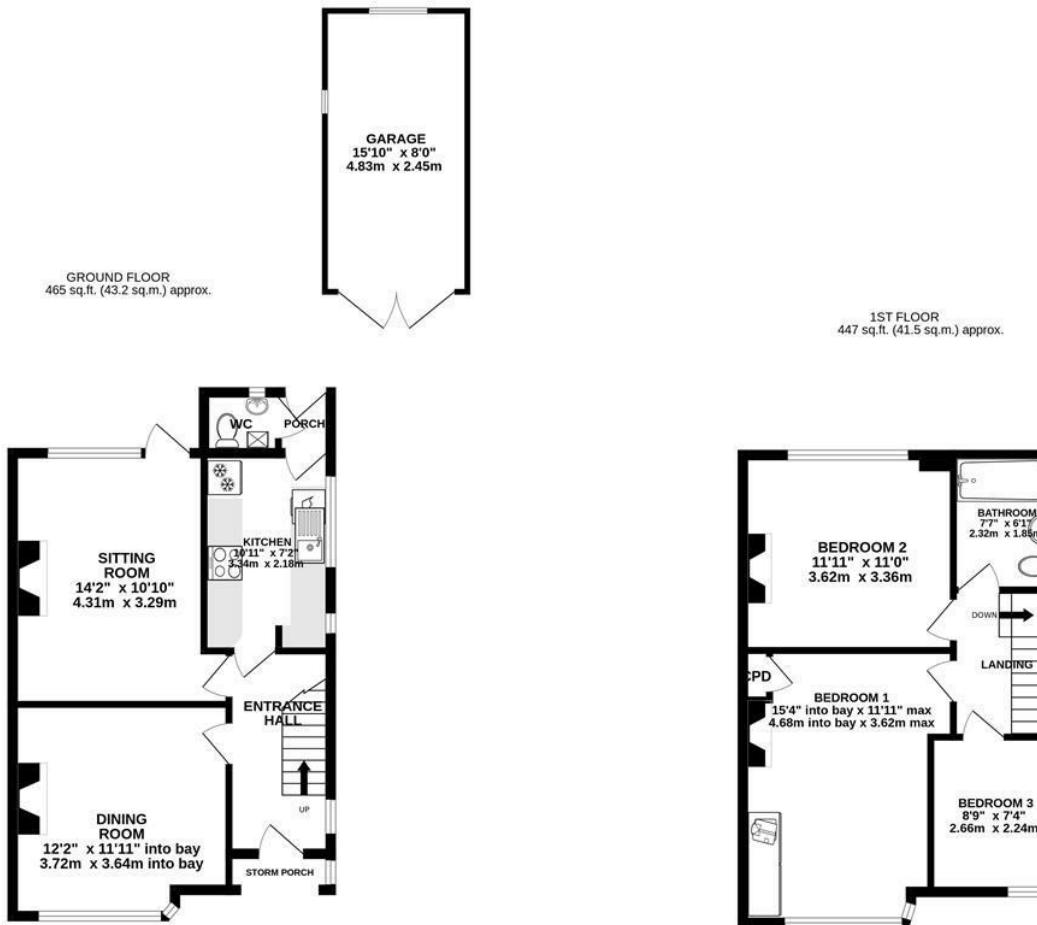
Cowslip Hill is a tree lined residential avenue running north from the town centre, just to the west of Norton Common. No 14 is within 0.6 miles of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline and services run throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 29 minutes away in the other direction. Junction 9 on the A1(M) is 2.4 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 green open spaces, the most impressive of which, the 63-acre Norton Common, is only 250 yards away.



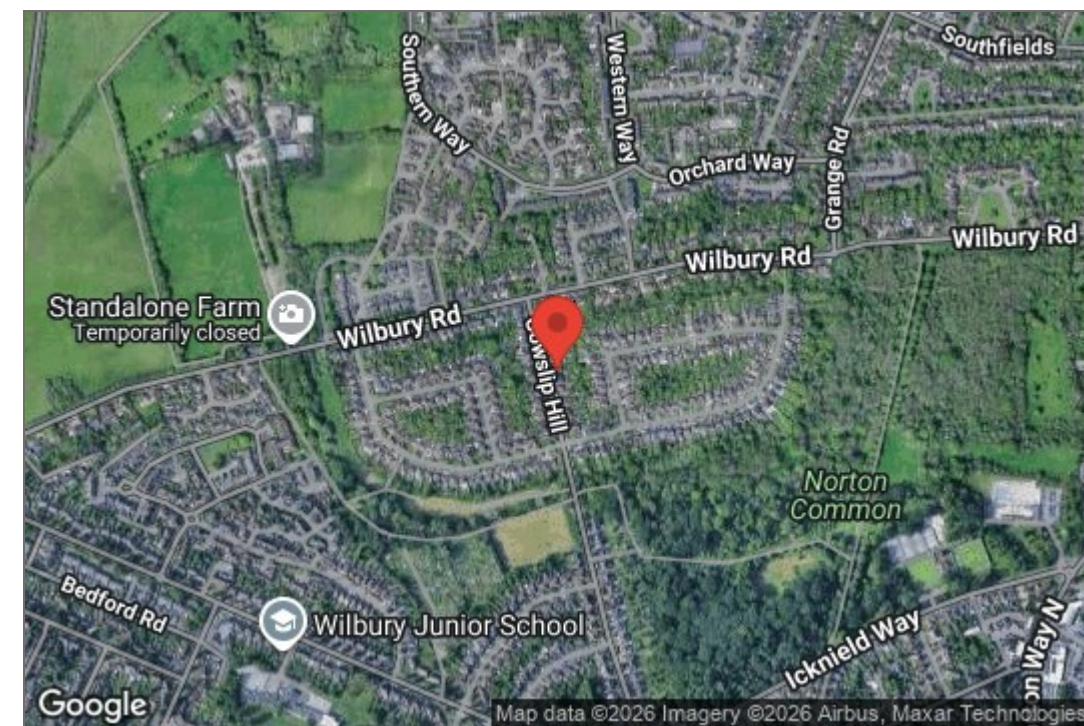
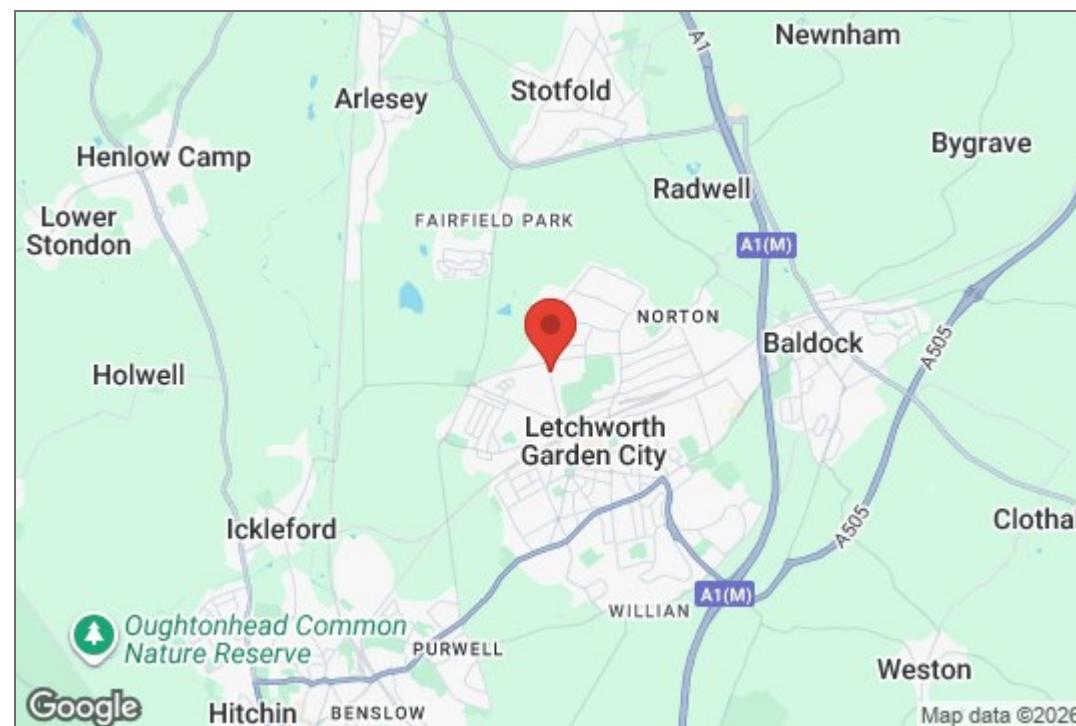






THE FLOOR AREAS DO NOT INCLUDE THE GARAGE
TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes 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.

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

Cavity brickwork with insulated cavity extension, under a tiled pitched roof.

SERVICES

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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

EPC RATING

Band - D

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage, a few only 4G.

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 - D

CONSERVATION AREA

The property is not located within a 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

Charter Whyman

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