



6 Whitethorn Lane • Letchworth Garden City • Hertfordshire • SG6 2DN

Guide Price £720,000

Charter Whyman

TOWN & VILLAGE HOMES











## POPULAR RESIDENTIAL ROAD DETACHED FAMILY HOME FOUR BEDROOMS / TWO BATHROOMS

### THE PROPERTY

Positioned on a sought-after tree-lined road on the highly desirable south side of Letchworth, this attractive detached family home offers spacious, versatile accommodation perfectly suited to modern family living. Beautifully presented throughout, the property combines character features with practical living spaces, creating a warm and welcoming home in one of the town's most popular residential locations.

The inviting reception hall leads into the principal living areas, including a bright and comfortable lounge featuring elegant oak flooring and a charming fireplace with a gas coal-effect fire, providing an attractive focal point. The contemporary refitted kitchen offers an excellent range of fitted units, generous work surfaces and ample storage, flowing seamlessly into the conservatory, which provides a wonderful dining and entertaining space overlooking the garden.

Flexibility is a key feature of this home, with a ground floor study that could equally serve as a fourth bedroom, complemented by a conveniently located shower room. Upstairs, there are three well-proportioned bedrooms together with a modern family bathroom, providing comfortable accommodation for growing families.

Outside, the gardens wrap around the property and extend to approximately 30ft, offering excellent outdoor space for relaxing, entertaining or family enjoyment. A driveway to the front provides off-road parking for two vehicles, completing this superb family home in a prime Letchworth location.

### THE LOCATION

Whitethorn Lane is located in a highly regarded residential area in the south of the town. No 6 is close to its junction with Willian Way, about three-quarters of a mile from the town centre and just over a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with the fastest service to London Kings Cross taking just 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is only a mile 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, green open spaces and leisure facilities. The St Christopher School is only a third of a mile away and the Lordship Farm Primary School just half a mile.





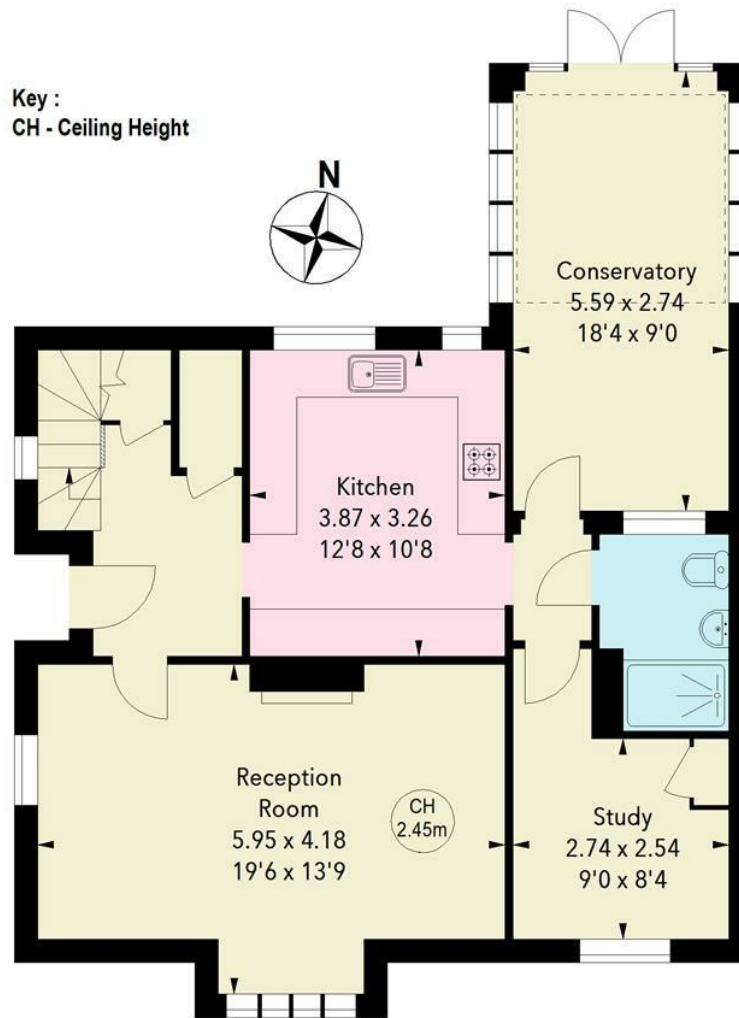








Key :  
CH - Ceiling Height

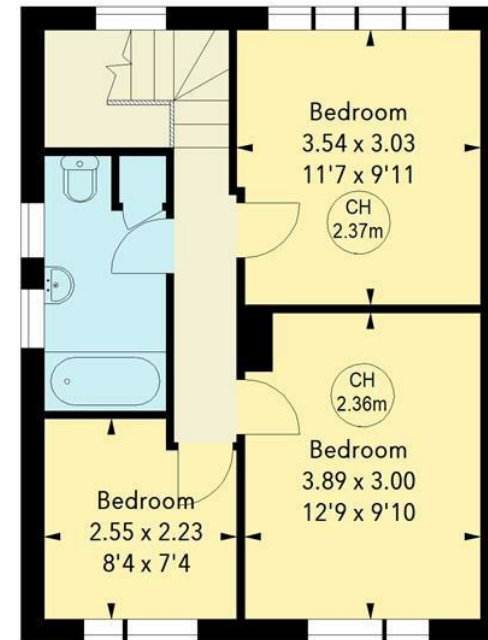


Ground Floor

Approx. 75.81 sq m / 816 sq ft

## Whitethorn Lane, SG6

Approximate Area = 117.43 sq m / 1264 sq ft



First Floor

Approx. 41.62 sq m / 448 sq ft



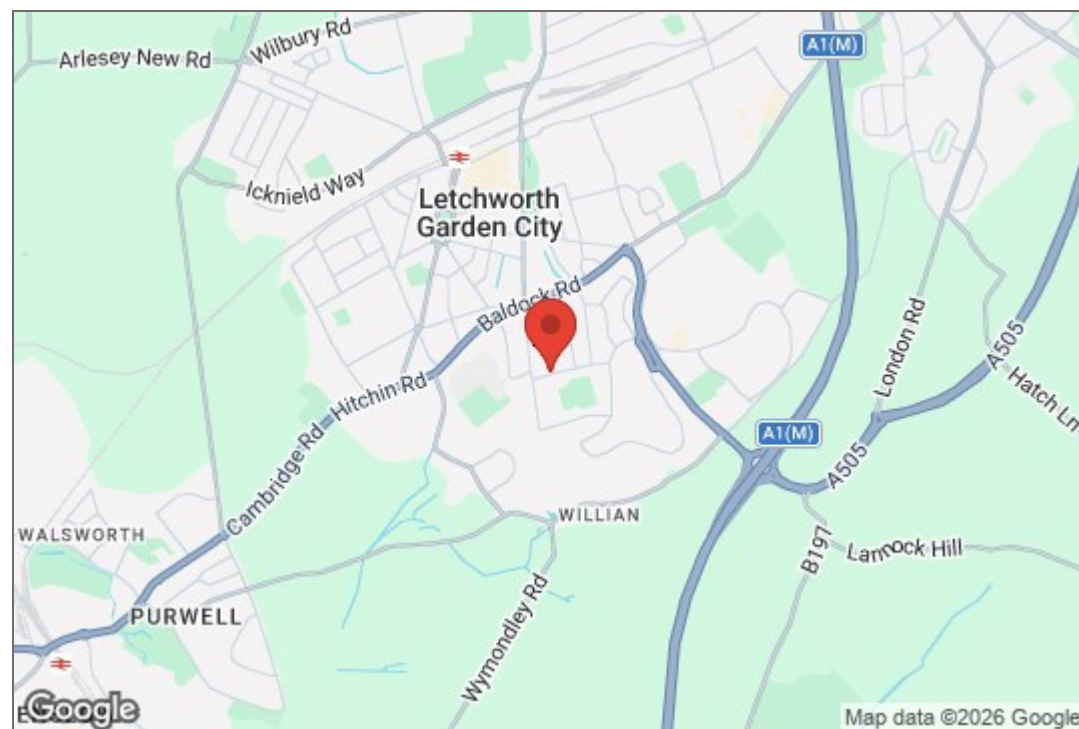
Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

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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## 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 brick under a pitched tiled roof

## SERVICES

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

## EPC RATING

Band -

## BROADBAND SPEED

There is currently no data available

## 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 within the 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)