



89 Willian Way • Letchworth Garden City • Hertfordshire • SG6 2HY
Guide Price £800,000

Charter Whyman

TOWN & VILLAGE HOMES



DETACHED HOUSE IN SOUGHT AFTER ROAD LARGE PLOT ON TO PAR THREE COURSE SCOPE FOR MODERNISATION

THE PROPERTY

Set in a sought-after, tree-lined road on the desirable south side of town, this detached residence enjoys a generous plot extending to approximately 166 ft (51 m). To the rear, the property benefits from an attractive outlook over a par-three golf course, with the secluded garden offering a rare sense of privacy, as well as being child and pet friendly.

The home presents an outstanding opportunity to create a superb long-term family residence tailored to individual tastes. The scale of the plot and position provide excellent potential for enhancement, subject to the necessary consents.

The current accommodation comprises an entrance hall, dining room, spacious lounge with views of the front and back gardens, kitchen and cloakroom to the ground floor. To the first floor are four well-proportioned bedrooms and a modernised family bathroom, offering flexible living arrangements for growing families.

Externally, the established rear garden extends to approximately 110 ft (32 m), predominantly laid to lawn, with trees and shrubs making it ideal for outdoor entertaining or landscaping. To the front, a driveway provides ample off-road parking and continues to the side, leading to a detached garage, noting limited vehicular access.

THE LOCATION

Willian Way is a very highly regarded tree lined avenue on the south side of the town. Situated towards the northern end, the house is one of the few set well back from the road, 2 minutes walk from The Lordship Food Market, half a mile from the town centre and three-quarters of a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is only 1.3 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, green open spaces and other leisure facilities. The house is very well located for easy access to schools, including the Lordship Farm Primary School and with in walking distance of a well established all-age independent school. A walk across the nearby fields leads to the village of Willian, with its post office, 2 popular pubs and Willian Lake with places for anglers to fish.





Willian Way, SG6

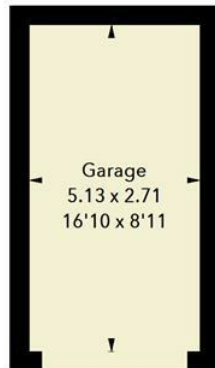
Approximate Area = 142.42 sq m / 1533 sq ft

(Including Garage)

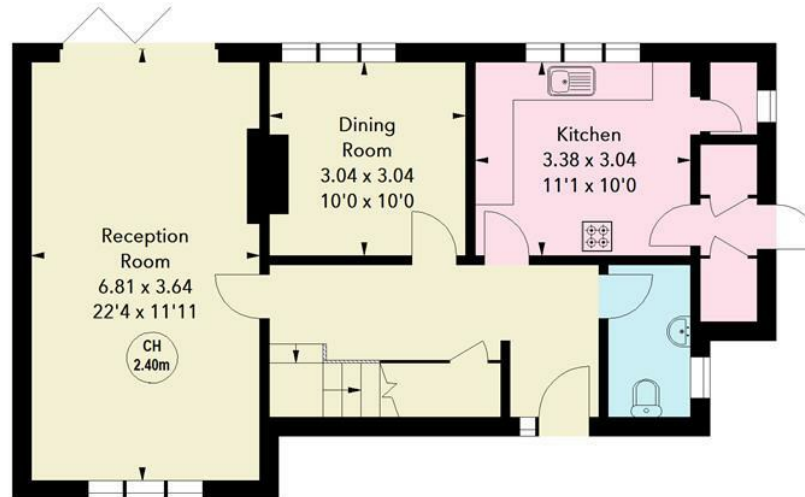
Garage Area = 13.94 sq m / 150 sq ft



Key :
CH - Ceiling Height



(Not shown in actual
location / orientation)



Ground Floor

Approx. 66.61 sq m / 717 sq ft



First Floor

Approx. 61.87 sq m / 666 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 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 provider claiming up to 1,000 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

COUNCIL TAX

Band - F

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

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