4 Unwin Close • Letchworth Garden City • Hertfordshire • SG6 3RS

Guide Price £625,000

Charter Whyman

TOWN & VILLAGE HOMES

Bread

ATTRACTIVE MODERN HOME
IMAGINATIVELY RE-MODELLED INTERNALLY
SUPERBLY WELL PRESENTED

THE PROPERTY

This attractive modern detached house has been exceptionally well re-modelled, improved and refitted to the highest standards. Its centrepiece is the outstanding kitchen/breakfast room, perfectly complemented by the sitting room, which is open-plan to the dining room, family room/study, conservatory and cloakroom/WC.

There are three bedrooms on the first floor, with an en suite shower room to the main bedroom and a luxury family bathroom with whirlpool bath.

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

THE OUTSIDE

The house stands in a plot measuring approximately 81' by 36' (24.8m x 11m) overall. The front garden is laid to lawn with shrub borders and ornamental conifers. The herring-bone brick-paved driveway or forecourt provides off-street parking.

A gate to the side of the house leads to the rear garden, which is some 21' (6.5m) in depth and laid to lawn with paved patio with gazebo over, shrub borders and raised beds. Timber garden shed.

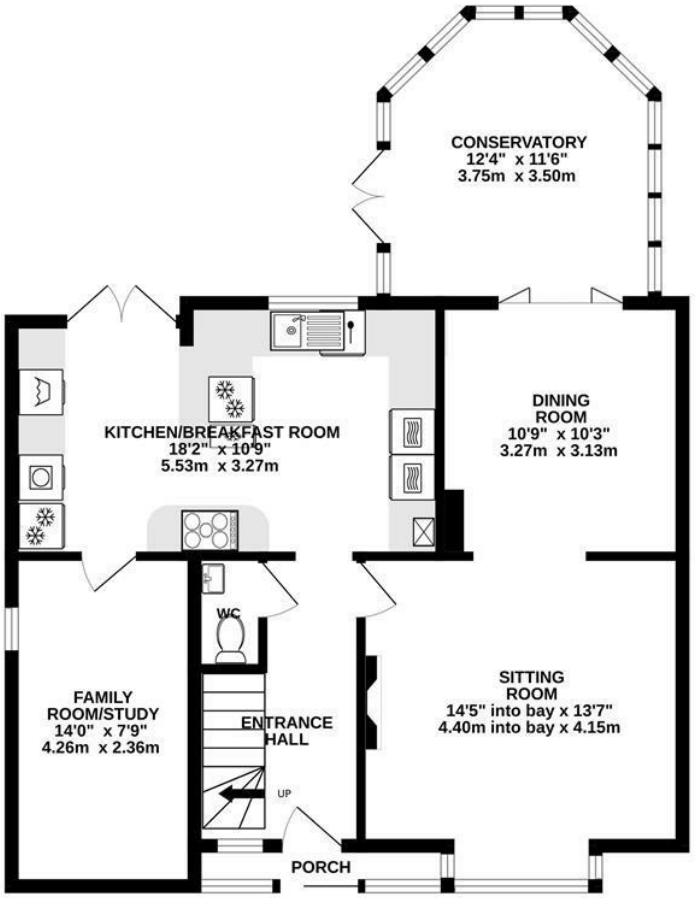
THE LOCATION

Unwin Close is pleasantly and conveniently located in a highly regarded residential area to the south-west of the town centre, just three-quarters of a mile from the main shopping centre and less than 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 29 minutes away in the other direction. Junction 9 on the A1(M) is 2.4 miles away by car.

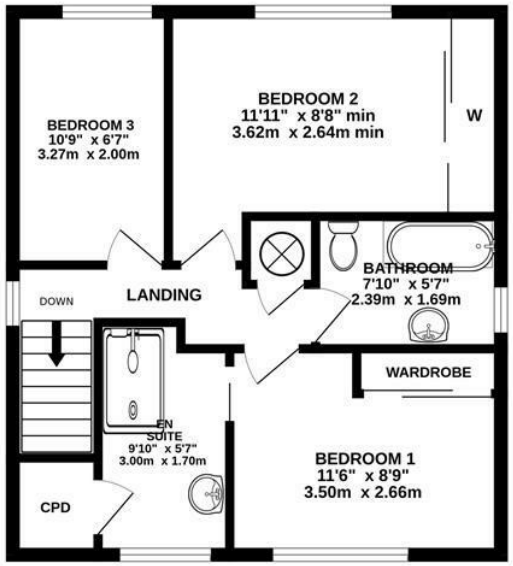
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities.

LOVE

GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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.

Charter Whyman
TOWN & VILLAGE HOMES

Wilbury Rd
Arlesey New Rd
A1(M)
LOWER GREEN
CADWELL
Icknield Way
Letchworth
Garden City
Ickleford
Baldock Rd
Hitchin Rd
Cambridge Rd
A1(M)
A505
WILLIAN
WALSWORTH
B197
PURWELL
Google
Map data ©2026 Google

Hillbrow
West View
Parker Cl
Unwin Cl
St. Francis'
College & Nursery
High Ave
Parker Cl
Broadway
Spring Rd
Highfield
Parker Cl
Sollershott W
The Highfield School
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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

Insulated cavity under a tiled pitched roof.

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

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

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Currently Band E, but subject to an improvement indicator. The banding may be revised following a sale.

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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman
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