

104 Howard Drive • Letchworth Garden City • Hertfordshire • SG6 2DG

Guide Price £600,000

Charter Whyman

TOWN & VILLAGE HOMES





LARGE PRIVATE GARDEN
THREE/FOUR BEDROOMS & TWO BATHROOMS
DRIVEWAY PARKING

THE PROPERTY

Positioned on a wide tree lined road in a sought after location, ideally positioned for highly regarded local schooling and within walking distance of a choice of pubs, this extended detached family home offers generous and versatile accommodation with large windows throughout providing ample natural light, an impressive 115ft rear garden and exciting scope for further enhancement. Requiring some modernisation, the property presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes and lifestyle.

The welcoming entrance hall leads through to a south-facing sitting room, featuring an attractive exposed brick wall and open fireplace. To the rear, an extended dining area enjoys views and access onto the garden, flowing through to the kitchen. The kitchen benefits from a larder and walk in cupboard. A further reception room offers excellent flexibility as a study, family room or fourth bedroom, with an adjoining wet room. A separate cloakroom completes the ground floor.

Upstairs, three well-proportioned bedrooms, all with built-in wardrobes, are served by the family bathroom, providing practical accommodation for growing families. Access is gained to a boardered loft. The layout offers considerable versatility, with the potential to adapt to suit individual requirements.

Outside, the established and private rear garden extends to approximately 115ft, featuring a generous lawn, mature borders and patio with paved pathway. A useful brick-built workshop adds further storage. To the front, a driveway provides parking for three vehicles, while the part-converted garage retains valuable front storage space. A superb opportunity with space, potential and location in abundance.

THE LOCATION

Howard Drive is pleasantly located on the favoured south side of the town. No 104 is just a mile from the town centre and only 1.3 miles from the mainline railway station. Letchworth Garden City is on the London/Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 27 minutes in the other direction. Junction 9 on the A1(M) is only 1.1 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 leisure facilities. The highly rated Lordship Farm Primary School is just a third of a mile away.



















Howard Drive, SG6

Approximate Area = 140.09 sq m / 1508 sq ft
(Including Garage & Shed)
Garage Area = 6.22 sq m / 67 sq ft
Shed Area = 3.53 sq m / 38 sq ft



Ground Floor
Approx. 93.64 sq m / 1008 sq ft

First Floor
Approx. 46.45 sq m / 500 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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Icknield Way
Letchworth
Garden City
Baldock Rd
Hitchin Rd
Cambridge Rd
A1(M)
London Rd
A505
Hatch Ln
A505
WILLIAN
B197
Lamrock Hill
PURWELL
Wymondley Rd
OETS ESTATE
Villian Rd
JACKS HILL
Google
Map data ©2026 Google


Newlands
Brandles Rd
Howard Dr
Howard Dr
Rookes Cl
Olden Mead
Penn Way
Lordship Farm
Primary School
Google
Map data ©2026 Google 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.

CONSTRUCTION

Brick under 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 - E

CONSERVATION AREA

The property is not located with 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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