



54 Broadwater Avenue • Letchworth Garden City • Hertfordshire • SG6 3HJ

Guide Price £1,000,000

Charter Whyman

TOWN & VILLAGE HOMES





## EXTENDED FAMILY HOME STUNNING FAMILY KITCHEN FOUR BEDROOMS

### THE PROPERTY

Set on one of Letchworth Garden City's most desirable tree-lined roads, just a short stroll from the town centre, local amenities and the mainline railway station, this attractive early Garden City detached residence combines timeless character with exceptional family living. Beautifully presented throughout and thoughtfully extended, the property offers a wonderful balance of period charm and modern practicality.

A welcoming reception hall leads to the living spaces, including a comfortable lounge opening seamlessly into a family area adjoining the kitchen, a separate dining room with bay window, ideal for entertaining, and a study perfect for home working. The heart of the home is the stunning contemporary kitchen, featuring a substantial central island with seating and two sets of doors that flood the space with natural light and connect effortlessly to the garden. A separate utility room provides additional convenience and direct access to the garage.

The first floor offers four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys a stylish en-suite, while bedroom four is currently arranged as a luxurious dressing room with bespoke fitted furniture and can easily be reinstated as a bedroom if required. A beautifully refitted family bathroom, complete with a freestanding roll-top bath, adds a touch of elegance.

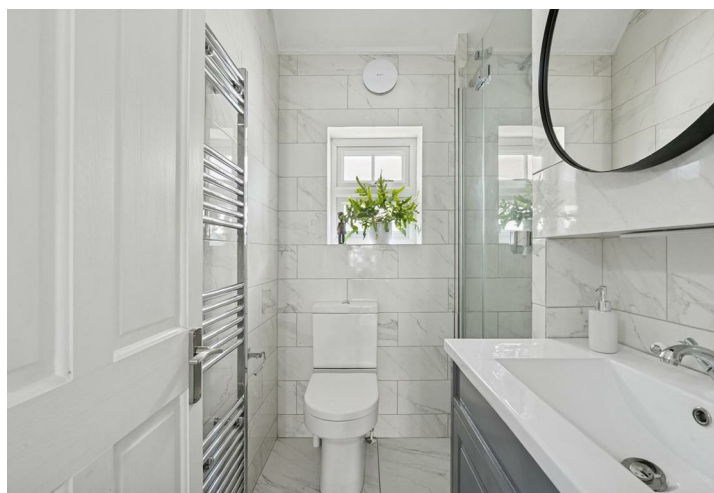
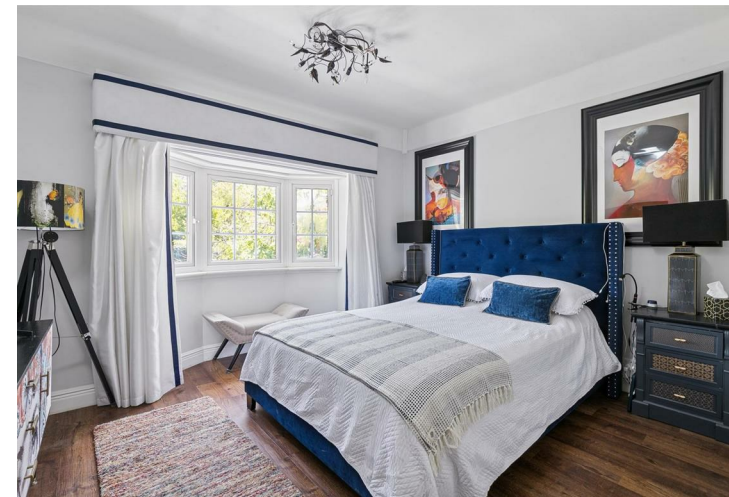
Outside, the private and established rear garden provides an excellent setting for relaxation and entertaining, while the frontage offers driveway parking for two vehicles and an integral garage.

### THE LOCATION

Broadwater Avenue is an established residential road conveniently located within the central Conservation Area just to the west of the town centre and No 46 is less than half a mile from the mainline railway station. Letchworth Garden City is on the London to 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 26 minutes in the other direction. Junction 9 on the A1(M) is a 2.1 miles away by car.

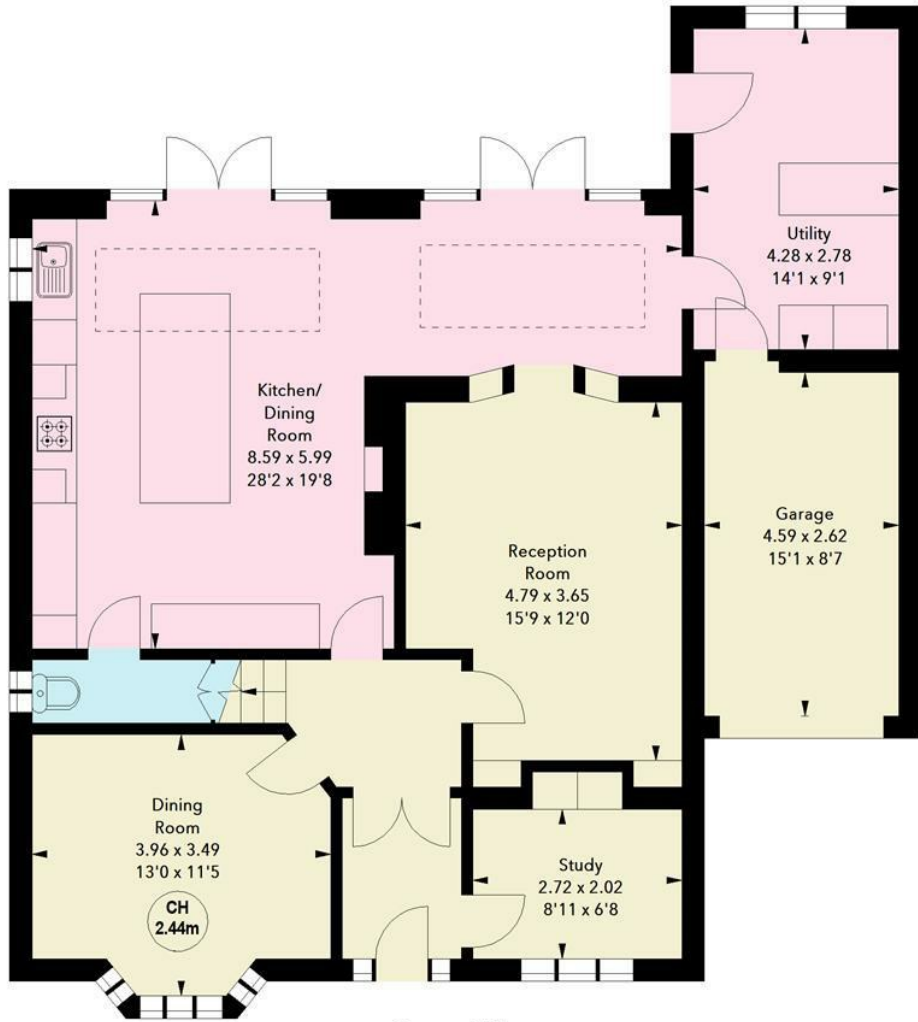
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities.



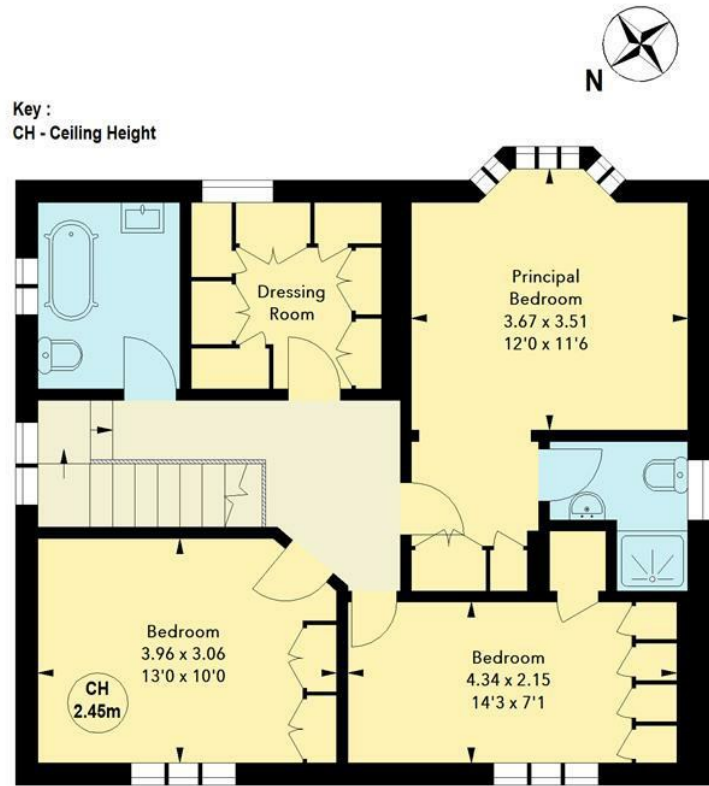




**Broadwater Avenue, SG6**  
 Approximate Area = 180.23 sq m / 1940 sq ft



**Ground Floor**  
 Approx. 114.73 sq m / 1235 sq ft



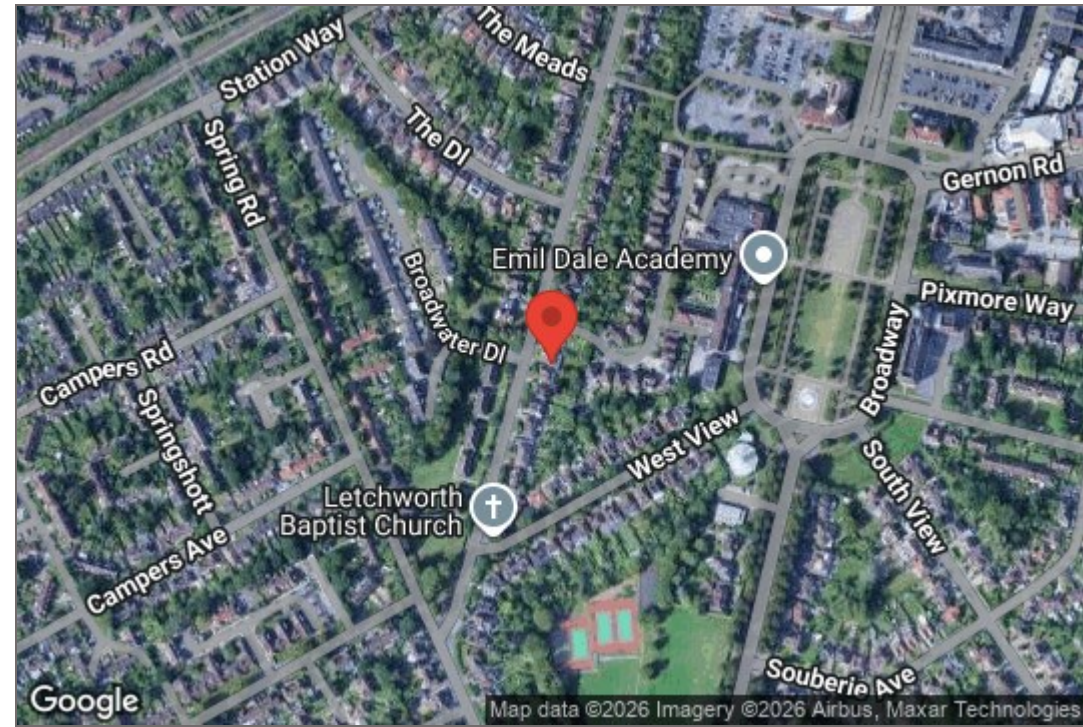
**First Floor**  
 Approx. 65.49 sq m / 705 sq ft



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.

**Charter Whyman**  
 TOWN & VILLAGE HOMES



## 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 tiled roof

## SERVICES

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

## EPC RATING

Band -

## BROADBAND SPEED

A choice of provider claiming up to 1,800 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - F

## CONSERVATION AREA

The property is 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

01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)