



58 Green Lane • Letchworth Garden City • Hertfordshire • SG6 1EG

Guide Price £525,000

Charter Whyman

TOWN & VILLAGE HOMES





TRADITIONAL SEMI DETACHED KITCHEN/DINING ROOM DETACHED GARAGE AND DRIVEWAY

THE PROPERTY

Set back behind an impressive frontage of approximately 60ft, this attractive traditional semi-detached family home in the heart of Letchworth offers an appealing blend of character, practicality and modern living. A generous driveway provides parking for numerous vehicles, while the detached garage adds valuable storage and versatility, creating an inviting first impression from the moment you arrive.

The welcoming entrance hall leads into a bright and comfortable lounge, where a charming box bay window with a built-in window seat floods the room with natural light. A feature fireplace with a gas coal-effect fire provides a cosy focal point, while the stylish modern kitchen flows effortlessly into the garden room, an ideal dining or family space with double doors opening directly onto the rear garden, perfect for everyday living and entertaining.

The accommodation is thoughtfully arranged to suit family life, with a contemporary refitted ground floor bathroom complemented by a separate WC on the first floor. Upstairs, three well-proportioned bedrooms provide comfortable and flexible accommodation for growing families, guests or those working from home.

Outside, the generous rear garden extends to approximately 95ft and offers a wonderful outdoor retreat. A paved patio provides the perfect setting for al fresco dining, leading to a spacious lawn, while a summer house and garden shed enhance the practicality and enjoyment of this superb family home.

THE LOCATION

The house is situated on the north-east corner of the town, a mile and a quarter from the centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junctions 9 & 10 on the A1 (M) are 2.4 and 2.5 miles away by car.

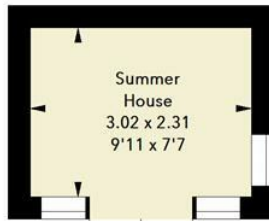
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. Norton was one of the three ancient villages absorbed into the Garden City and its old centre, with pub, primary school and parish church, is within a third of a mile.



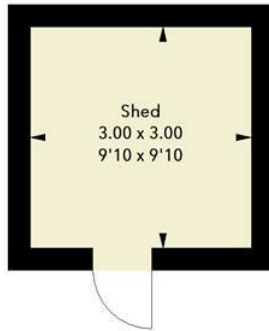




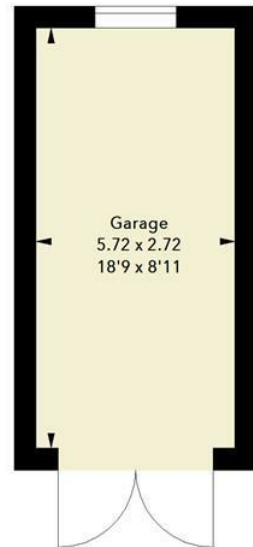
Key :
CH - Ceiling Height



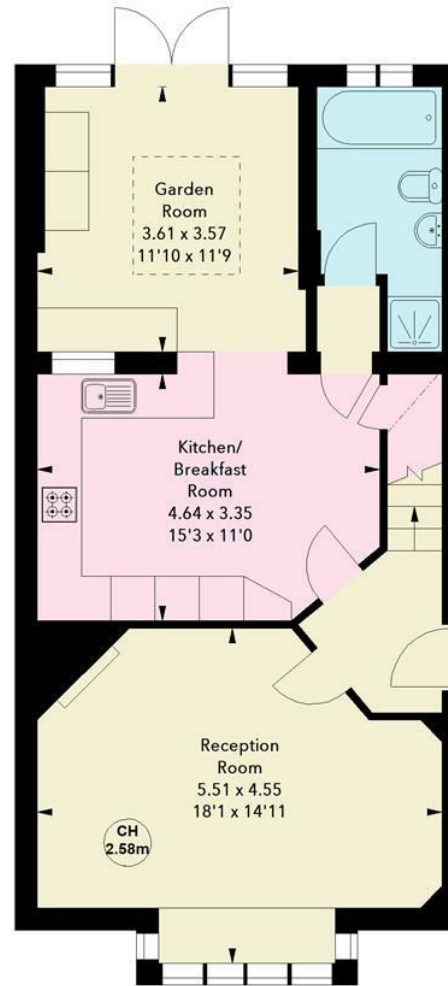
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location / orientation)



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location / orientation)



(Not shown in actual
location / orientation)



Ground Floor

Approx. 62.99 sq m / 678 sq ft

Green Lane, SG6

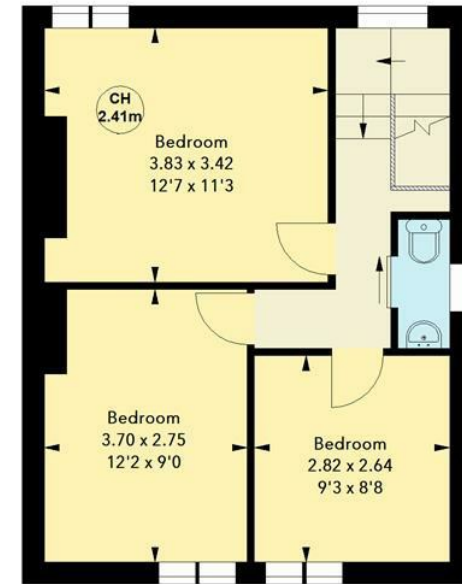
Approximate Area = 134.15 sq m / 1444 sq ft

(Including Garage, Summer House & Shed)

Garage Area = 15.42 sq m / 166 sq ft

Summer House Area = 6.87 sq m / 74 sq ft

Shed Area = 9.01 sq m / 97 sq ft



First Floor

Approx. 39.86 sq m / 429 sq ft

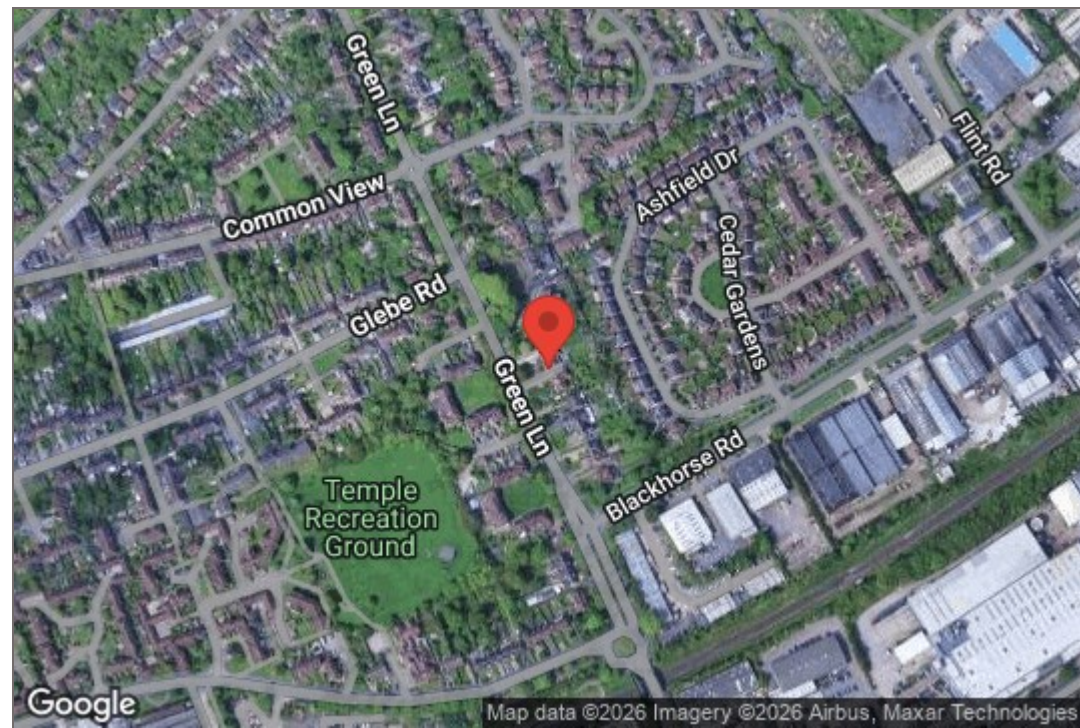
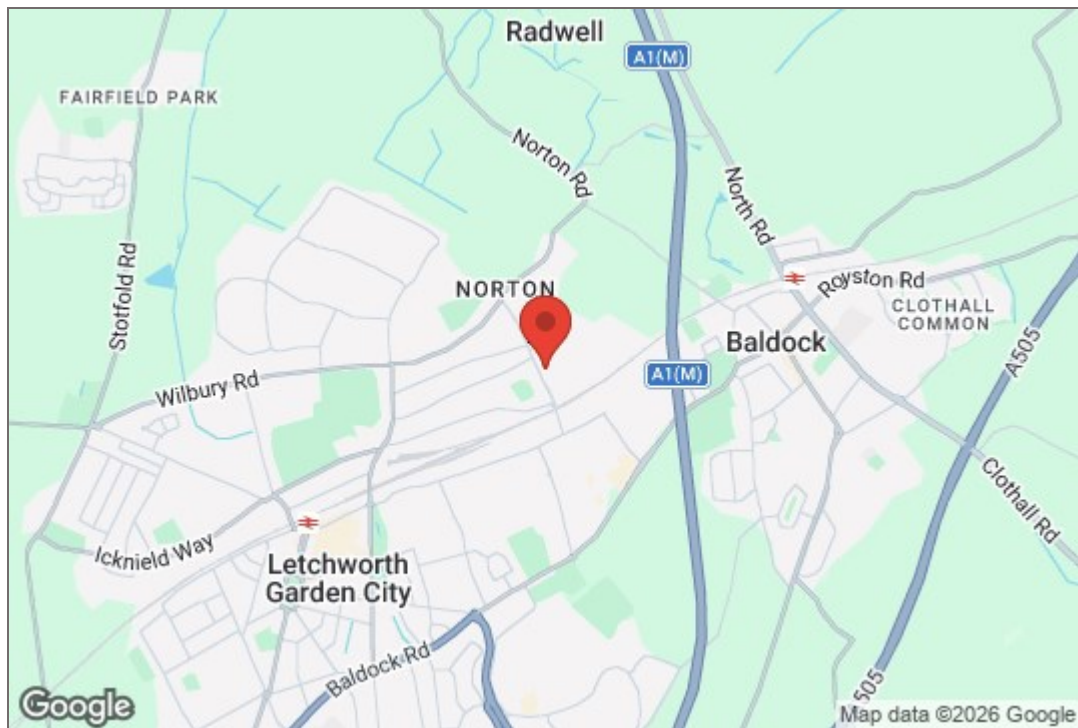


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

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 - D

BROADBAND SPEED

A choice of provider claiming up to 10,000 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 - D

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