



331 Norton Way South • Letchworth Garden City • Hertfordshire • SG6 1SZ

Guide Price £850,000

Charter Whyman

TOWN & VILLAGE HOMES





## STUNNING SEMI DETACHED DETACHED ANNEX SUPERB FAMILY KITCHEN

### THE PROPERTY

Occupying a sought-after residential road within the Conservation Area, this beautifully renovated early Garden City semi-detached home effortlessly blends timeless character with contemporary living. Immaculately presented throughout, the property retains an abundance of original charm, complemented by high-quality finishes designed to meet the demands of modern family life.

A welcoming reception hall with traditional quarry tiled flooring sets the tone, leading to a stylish study with feature fireplace and an elegant bay-fronted living room complete with a solid fuel burner. The stunning kitchen has been finished to an exceptional standard, seamlessly incorporating a spacious dining area and flowing into a bright conservatory overlooking the rear garden. A practical utility room and cloakroom complete the well-planned ground floor accommodation.

Upstairs, there are three generous double bedrooms, two enhanced by attractive decorative fireplaces, together with a beautifully refitted family bathroom featuring a shower over the bath. The home also benefits from a monitored security and fire alarm system, along with HD CCTV, providing added peace of mind.

A standout feature is the detached self-contained annex, offering a studio living space, kitchen and shower room—perfect for guests, independent teenagers or multi-generational living. Outside, the impressive rear garden extends to approximately 115ft, enjoying a paved terrace and two storage sheds, while the front driveway provides ample off-road parking for several vehicles.

### THE LOCATION

Norton Way South is located just to the south-east of the town centre and is a highly regarded road on the favoured south side of Letchworth Garden City. No 331 is just half-a-mile from the town centre and less than three-quarters of a mile from the mainline railway station. The fastest rail service to London Kings Cross takes just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1(M) is 1½ miles away by car.

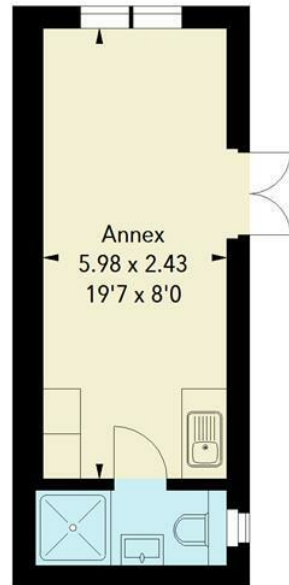
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides attractive open green spaces throughout the town, together with excellent schools, shops and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



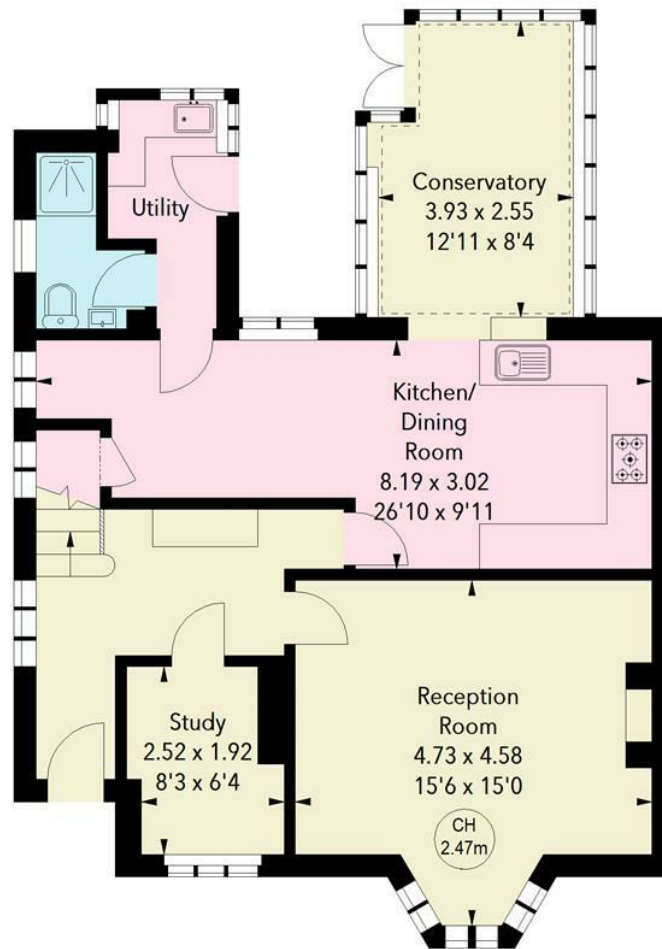




Key :  
CH - Ceiling Height



(Not shown in actual  
location / orientation)



### Ground Floor

Approx. 73.58 sq m / 792 sq ft

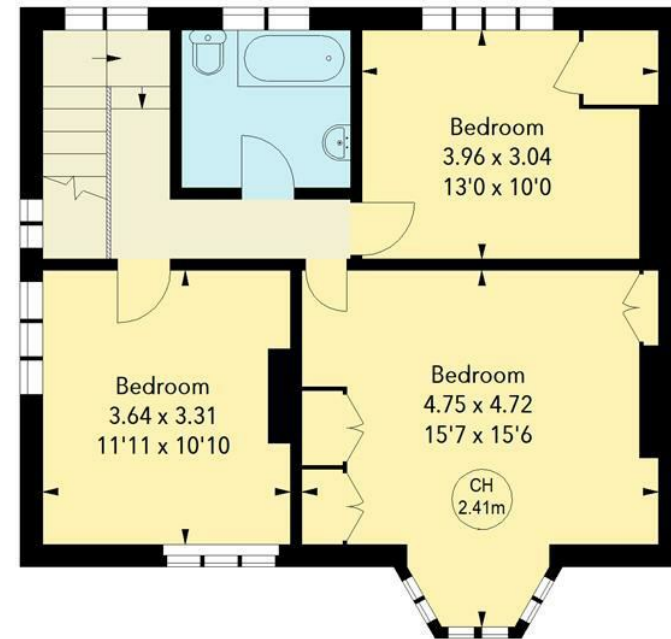


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

### Norton Way South, SG6

Approximate Area = 149.29 sq m / 1607 sq ft  
(Including Annex)

Annex Area = 17.84 sq m / 192 sq ft



### First Floor

Approx. 57.88 sq m / 623 sq ft

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

Rendered brick under a pitched tiled roof

## SERVICES

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

## EPC RATING

Band - E

## 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - E

## 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)