



134 Mullway • Letchworth Garden City • Hertfordshire • SG6 4BE

Guide Price £330,000

Charter Whyman

TOWN & VILLAGE HOMES





THREE BEDROOM HOME FAMILY BATHROOM TO FIRST FLOOR THROUGH LOUNGE/DINER

THE PROPERTY

A beautifully presented three-bedroom family home, offering excellent value for money and an appealing blend of comfort, practicality and outdoor space. Ideally suited to families, first-time buyers or those looking to move straight in, this well-maintained property provides a welcoming setting with well-proportioned accommodation throughout. The inviting reception hall creates a great first impression and leads through to the generous lounge/diner, providing a versatile space for relaxing, entertaining and family life.

The modern fitted kitchen is thoughtfully arranged and benefits from an integrated hob and oven, ample workspace and useful storage. A door provides direct access to the rear garden, making everyday living particularly convenient and creating an easy connection between the kitchen and outdoor space. The layout offers a practical balance of living and dining areas, with plenty of scope to make the home your own.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles, alongside a family bathroom fitted with a contemporary white suite. The accommodation is complemented by a bright, neutral presentation, providing a superb blank canvas for buyers to add their own style while enjoying a home that is ready to move into.

Outside, the impressive rear garden extends to approximately 48ft and features a shingle seating area, lawn and panel fencing, creating a private and versatile space for children, entertaining or simply relaxing. A useful brick-built store provides additional storage, while gated side access leads conveniently to the front of the property.

THE LOCATION

Mullway is located on the north west side of the town, just a mile from the town centre and mainline railway station. Letchworth Garden City is on the London King's Cross to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1 (M) is 3.1 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. It provides excellent shops, schools, leisure facilities and green open spaces, the most impressive of which, the 63-acre Norton Common is just three-quarters of a mile away.





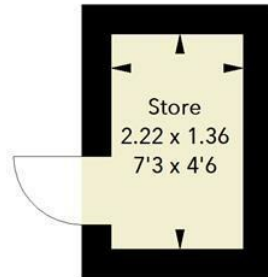


Mullway, SG6

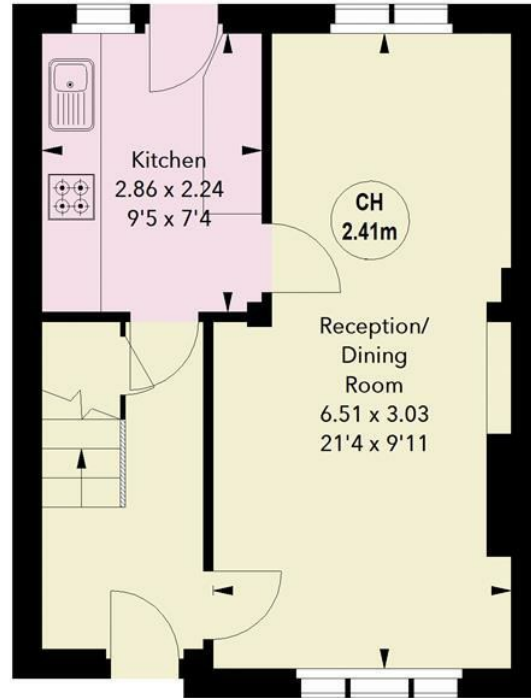
Approximate Area = 68.93 sq m / 742 sq ft
(Including Store)

Store Area = 2.97 sq m / 32 sq ft

Key :
CH - Ceiling Height

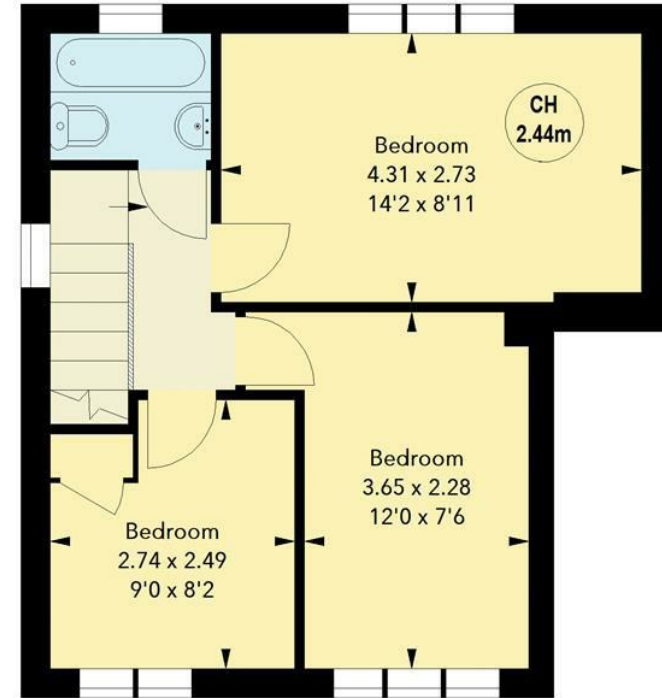


(Not shown in actual
location / orientation)



Ground Floor

Approx. 31.03 sq m / 334 sq ft



First Floor

Approx. 34.93 sq m / 376 sq ft

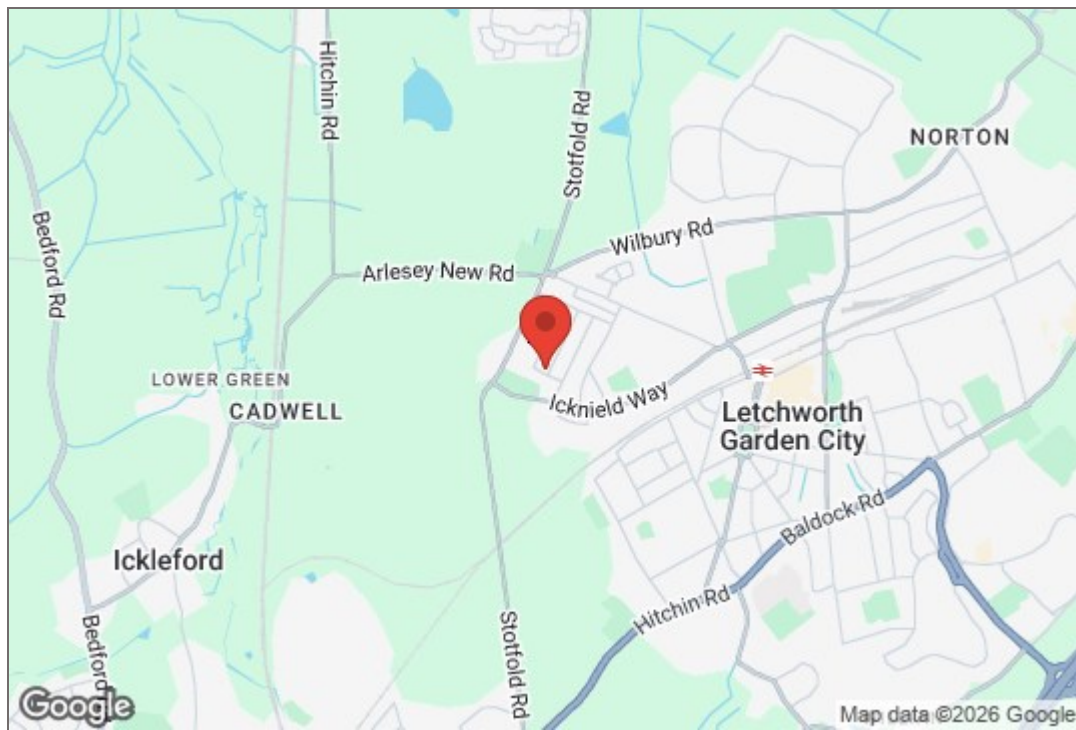


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

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.

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

Brick under a 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 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 - C

CONSERVATION AREA

The property is not located within the 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.lechworth.com

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