



117 Norton Way South • Letchworth • Hertfordshire • SG6 1NY

Guide Price £1,100,000

Charter Whyman
TOWN & VILLAGE HOMES



FULLY REFURBISHED SUPERB FAMILY KITCHEN FOUR BEDROOMS AND THREE BATHROOMS

THE PROPERTY

Having undergone an extensive and meticulous programme of refurbishment, the home has been comprehensively modernised throughout with significant investment in both its presentation and infrastructure. The property benefits from completely renewed plumbing and electrical systems, upgraded insulation, underfloor heating to the kitchen, utility room and bathrooms, natural stone worktops, oak flooring to the kitchen, and a full range of integrated Neff appliances. Further enhancements include a three-zone Sonos sound system serving the kitchen and family room, CCTV security system, and an electric vehicle charging point, ensuring the home is perfectly equipped for modern family life.

The accommodation is beautifully balanced, centred around a stunning open-plan family kitchen overlooking the gardens, creating a superb space for both everyday living and entertaining. Complementing this are a separate utility room, a cosy snug/family room, and an elegant sitting room featuring a striking brick fireplace with solid fuel burner, providing a warm and welcoming focal point.

To the first floor are four generously proportioned bedrooms, including a superb principal suite and a guest bedroom, both benefiting from contemporary en-suite facilities, together with a stylish family bathroom.

Occupying a mature plot of approximately a quarter of an acre, the property enjoys beautifully established and private gardens, ideal for families and outdoor entertaining. A sweeping carriage driveway provides extensive off-road parking, whilst a detached double garage to the rear offers excellent storage and versatility for vehicles, hobbies or workshop space. Rarely do homes of this calibre, in such a prestigious central location, come to the market, presenting a unique opportunity to acquire a truly turnkey family home in one of Letchworth Garden City's most desirable positions.

THE LOCATION

117 Norton Way South is very conveniently located on the eastern edge of the town centre, less than a third of a mile from Letchworth Garden City mainline railway station. There are regular services to London Kings Cross throughout the day, the fastest of which take only 28 minutes; Cambridge is 26 minutes away in the opposite direction. Junction 9 on the A1(M) is just 1.6 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 and the town provides excellent schools, shops, green open spaces and leisure facilities.



Norton Way South, SG6

Approximate Area = 197.23 sq m / 2123 sq ft
(Including Garage & Eaves Storage)
Garage Area = 30.10 sq m / 324 sq ft
Eaves Storage Area = 1.30 sq m / 14 sq ft

Key :
CH - Ceiling Height

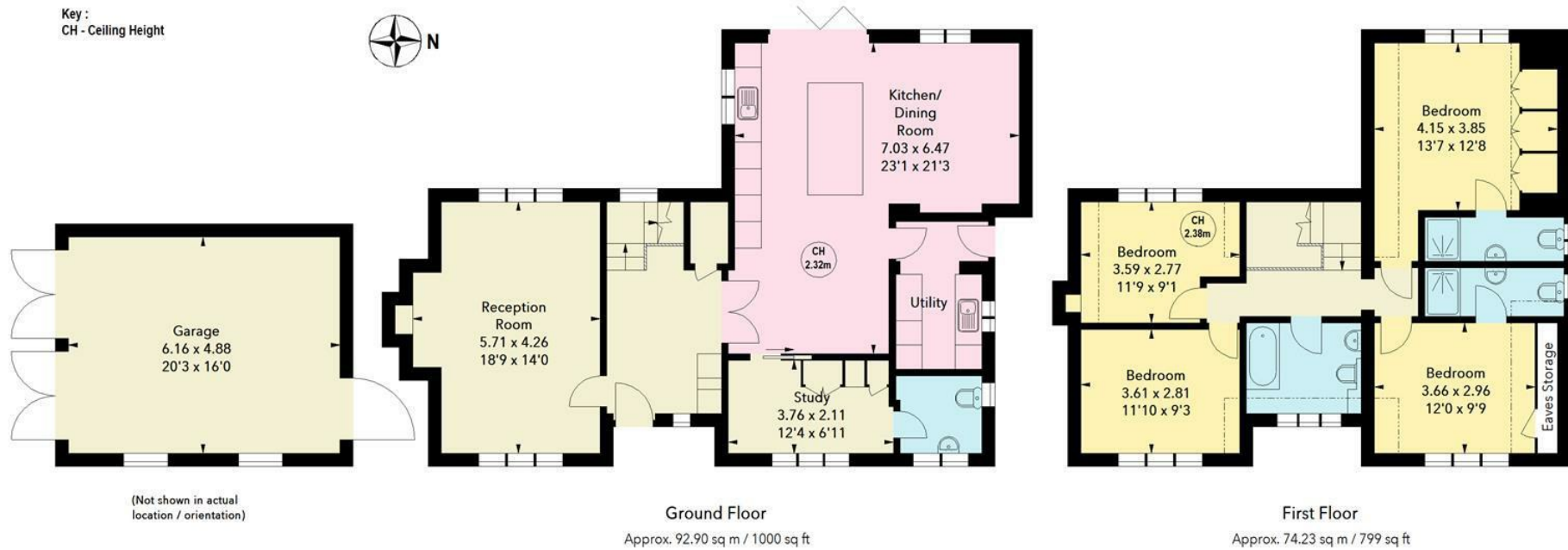
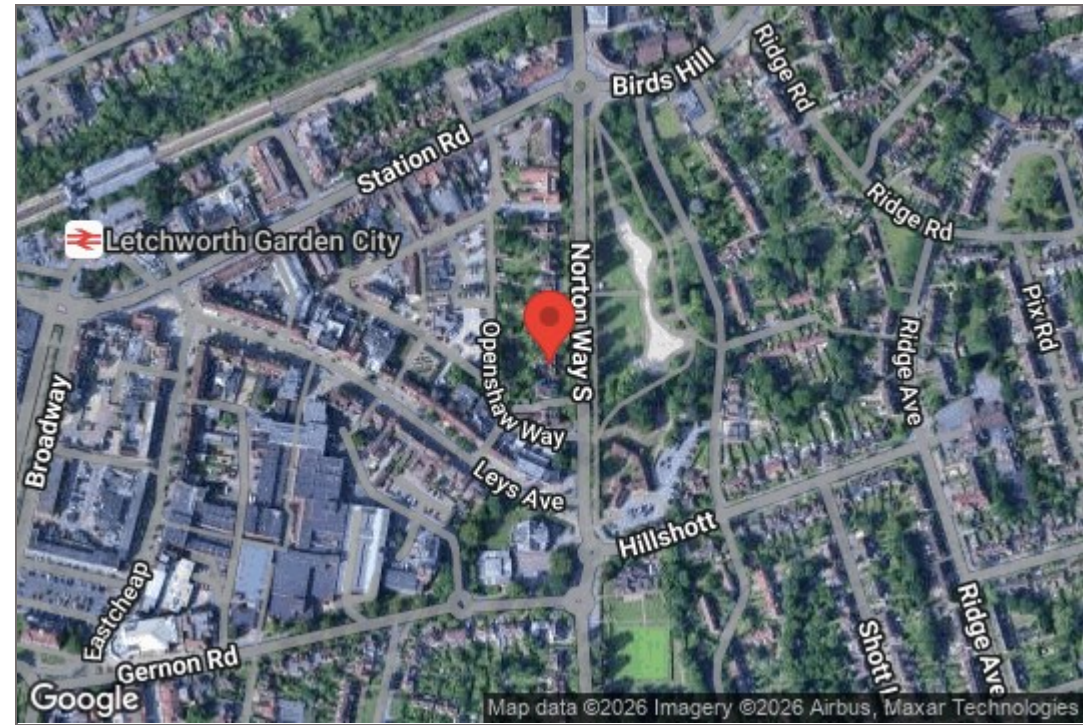


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative 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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TENURE

LEASEHOLD

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.

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 4G, O2 claims 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 - F

CONSERVATION AREA

The property is located in a conservation area

CONSTRUCTION

Brick under a pitched tiled roof

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