



41 Bowershott • Letchworth Garden City • Hertfordshire • SG6 2ET

Guide Price £575,000

Charter Whyman

TOWN & VILLAGE HOMES











- TRADITIONAL THREE BEDROOM SEMI DETACHED
- SOUTH FACING REAR GARDEN
- CARPORT AND DRIVEWAY

## THE PROPERTY

A traditional 1930's bay-fronted semi-detached house situated on a popular and well-regarded tree-lined road. This is a solid family home offering well-balanced accommodation throughout.

The bay-fronted lounge opens into the dining room, creating a practical through reception space with views over the rear garden. The fitted kitchen provides ample storage and worktop space with space for appliances. To the first floor are three bedrooms. Bedroom two benefits from an ensuite shower room, making it suitable as a guest room if required, with the master bedroom including a range of fitted units. A refitted modern family bathroom completes the first-floor accommodation and includes a separate shower cubicle.

## THE OUTSIDE

The property is approached via a driveway providing off-road parking for up to three vehicles and leads to a carport with an electric roller door. There is also a lawned area to the front. Gated side access leads to the south-facing rear garden with a depth of approximately 91ft in length, the overall plot measures approximately 139ft x 31ft. With in the garden a decked area provides a seating area and a pathway runs the length of the lawned area. There is also a shed and greenhouse.

## THE LOCATION

Bowershott is a well-regarded residential road on the south side of Letchworth Garden City. The property is just over half a mile from the town centre and under a mile from the mainline railway station.

Letchworth Garden City is on the Cambridge to London King's Cross mainline, with the fastest services reaching London King's Cross in approximately 28 minutes and Cambridge in around 26 minutes. Junction 9 of the A1(M) is about one mile away.

The town was designed in the early 20th century as the world's first Garden City and continues to offer a balance of town and green space. Amenities include a range of shops, leisure facilities and open areas such as Norton Common.



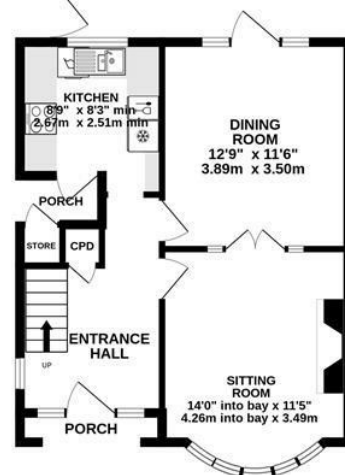
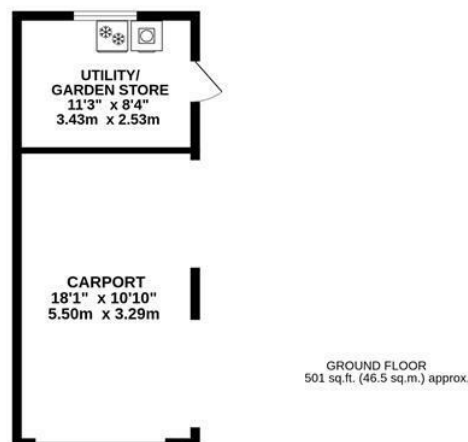












THE FLOOR AREAS DO NOT INCLUDE THE CARPORT OR UTILITY/GARDEN STORE

TOTAL FLOOR AREA : 1010 sq.ft. (93.9 sq.m.) approx.

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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: 990 year term with 934 years remaining. Peppercorn Ground Rent.

## 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

Insulated brick cavity wall with hipped 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 1,800 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage, a few only 4G.

## 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 - D

## CONSERVATION AREA

The property is not located within a 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.lethworth.com](http://www.lethworth.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](http://www.charterwhyman.co.uk)