



10 Dents Close • Letchworth Garden City • Hertfordshire • SG6 2TP

Guide Price £450,000

Charter Whyman

TOWN & VILLAGE HOMES





EXTENDED DETACHED HOME OFFICE TWO BATHROOMS

THE PROPERTY

Situated within a highly sought-after development on the south side of town, this beautifully extended detached family home offers generous, flexible accommodation, perfectly suited to modern family living. Stylishly presented throughout, the property combines contemporary finishes with practical living spaces, creating a home that is both welcoming and highly functional. The property benefits from solar panels, with battery storage and an EV charging point to the front.

The accommodation begins with an inviting entrance hall leading to a modern fitted kitchen, while a superb single-storey rear extension creates an impressive principal reception room with ample space for relaxing and entertaining. A separate home office provides the ideal work-from-home environment, complemented by a well-appointed utility room and a contemporary ground floor shower room, adding further convenience and versatility.

Upstairs, the property continues to impress with three double bedrooms, all served by a beautifully refitted family bathroom finished to a high standard. The thoughtfully arranged first-floor layout is ideal for growing families, offering bright, comfortable accommodation throughout.

Outside, the private rear garden provides a peaceful setting for outdoor dining, entertaining or simply unwinding. To the front, a driveway offers off-road parking, while the garage has been partially converted to enhance the internal accommodation, retaining useful storage space behind the original up-and-over door. This is an excellent opportunity to acquire a spacious, move-in-ready home in a popular and convenient location.

THE LOCATION

Dents Close is located on the south side of the town in the popular Lordship area. The house is just a mile-and-a-half from the town centre and mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 26 minutes in the other direction. Junction 9 on the A1(M) is 1.9 mile drive away.

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, green open spaces and other leisure facilities. The highly regarded Lordship Farm Primary School is within a third of a mile.



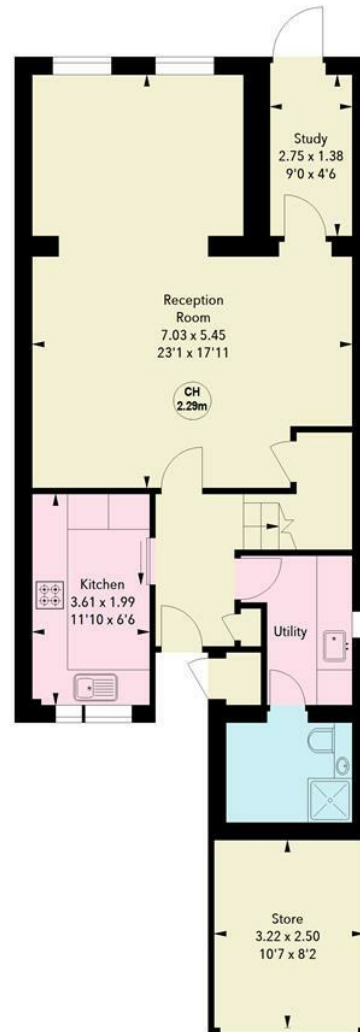




Dents Close, SG6

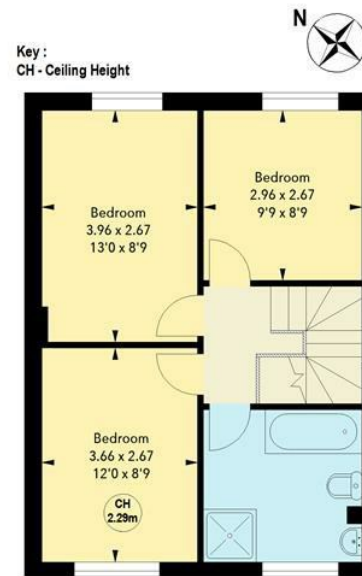
Approximate Area = 112.60 sq m / 1212 sq ft
(Including Store)

Store Area = 8.08 sq m / 87 sq ft



Ground Floor

Approx. 70.60 sq m / 760 sq ft



First Floor

Approx. 41.99 sq m / 452 sq ft

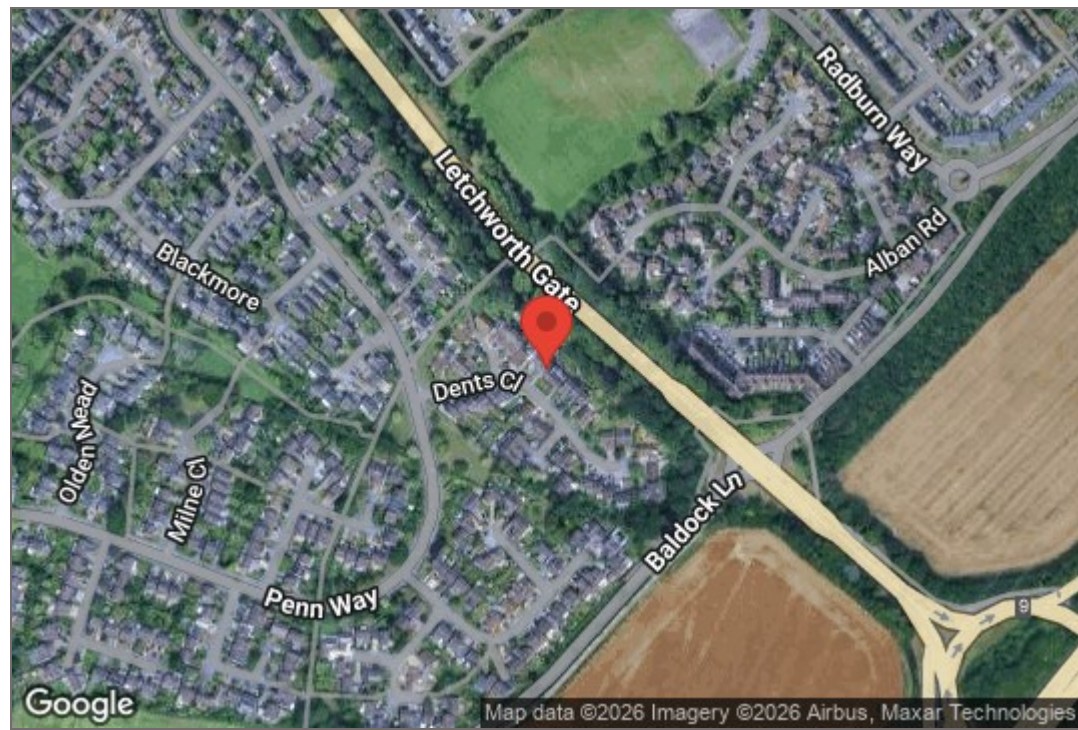
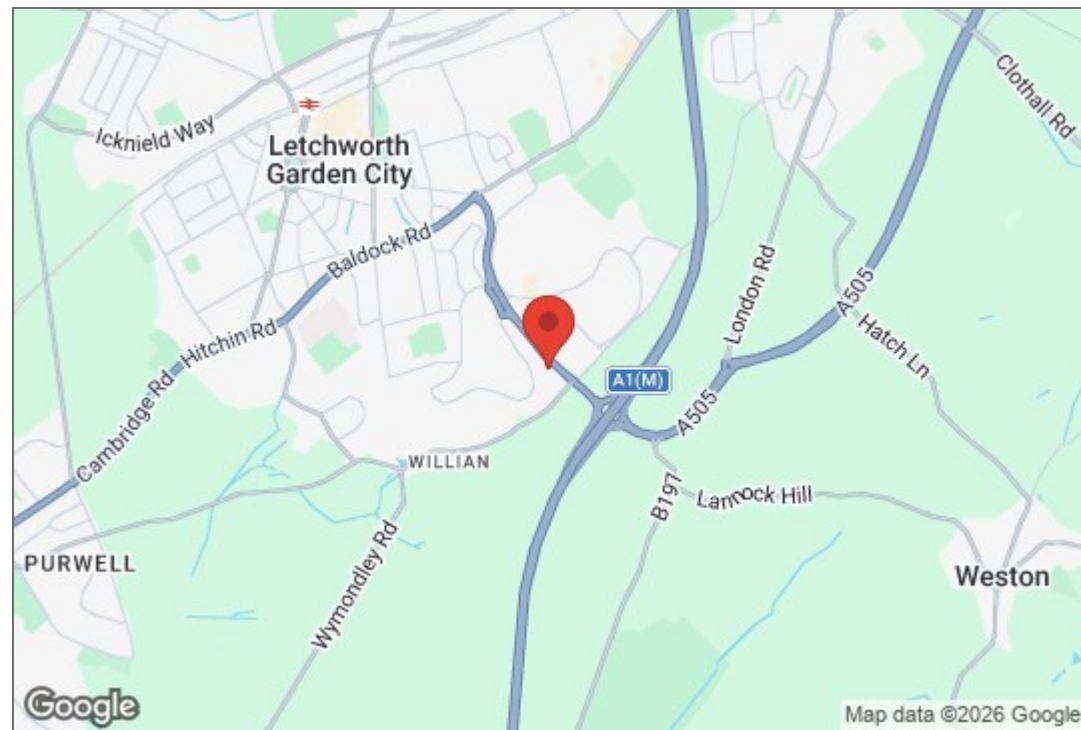


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

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

Brick built under a pitched tiled roof

SERVICES

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

EPC RATING

Band -

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 - E

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

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www.charterwhyman.co.uk