



332 Norton Way South • Letchworth Garden City • Hertfordshire • SG6 1TA

Guide Price £925,000

Charter Whyman

TOWN & VILLAGE HOMES





OFFERED CHAIN FREE  
DETACHED CHARACTER HOME  
REQUIRES SOME UPDATING

## THE PROPERTY

A detached character residence set along a highly desirable and well-established residential road, offering an exciting opportunity to create a truly special home. Requiring some updating, the property retains a wealth of original charm and period features, presenting the perfect canvas for sympathetic enhancement and modernisation.

The home sits within a stunning plot of approximately a quarter of an acre, providing generous outdoor space and a wonderful sense of privacy. (Please note, the upper section of the plot is held on a lease basis from Letchworth Heritage.) The established rear gardens offer excellent scope for landscaping, entertaining, or simply enjoying the peaceful surroundings.

Internally, you are welcomed by an impressive reception hall with a striking high-ceilinged stairwell, setting the tone for the space throughout. The ground floor offers a well-proportioned lounge, a separate dining room with direct access to the rear garden, and a kitchen positioned to the rear with a separate utility room.

To the first floor, there are three spacious double bedrooms and a family bathroom. Externally, the property benefits from a driveway providing ample off-road parking, along with additional space in front of the detached garage.

## THE LOCATION

Norton Way South is a tree-lined residential avenue leading south from the town centre. Number 332 is within half a mile of the town centre and just over half a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is 1.4 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. The town provides excellent schools, shops, leisure facilities and green open spaces. The house is well placed for easy access to schools, with St Francis' College and the St Christopher School both about half a mile away, the Lordship Farm Primary School three-quarters of a mile and the Highfield School and St Thomas More RC Primary School within a mile.





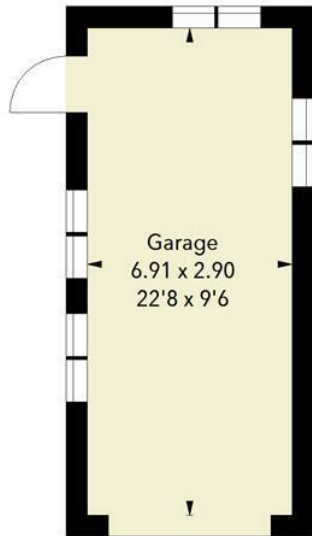


# Norton Way South, SG6

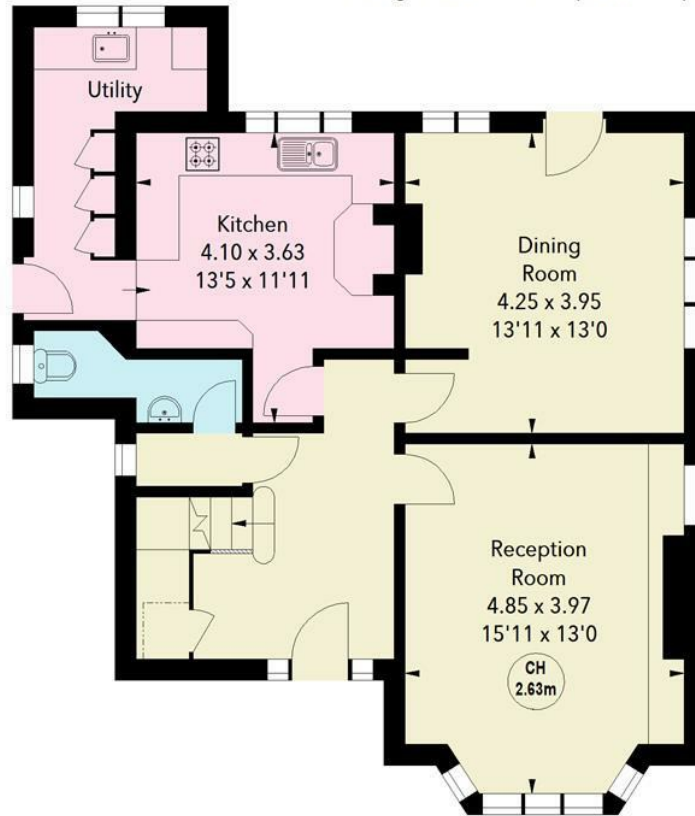
Approximate Area = 157.65 sq m / 1697 sq ft  
(Including Garage)  
Garage Area = 19.97 sq m / 215 sq ft



Key :  
CH - Ceiling Height

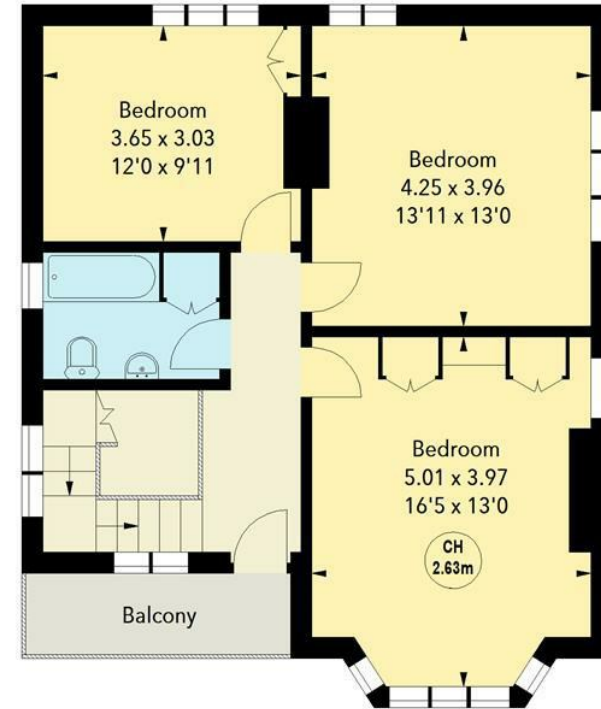


(Not shown in actual location / orientation)



## Ground Floor

Approx. 73.49 sq m / 791 sq ft



## First Floor

Approx. 64.20 sq m / 691 sq ft

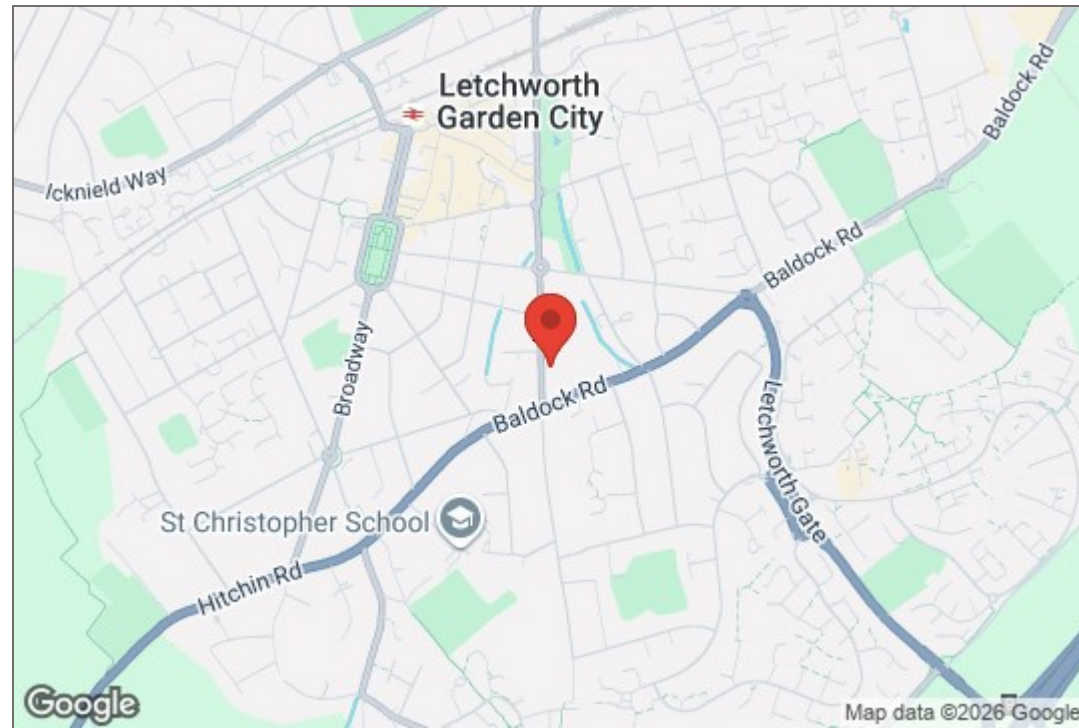


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

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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TOWN & VILLAGE HOMES



## TENURE

### LEASEHOLD

A 990 YEAR LEASE FROM 1970 WITH APPROX. 936 YEARS REMAINING. A PEPPERCORN GROUND RENT IS PAYABLE

## 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 -

## 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 - F

## CONSERVATION AREA

The property is located in 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)