



The Briars • 103 Wilbury Road • Letchworth Garden City • Hertfordshire • SG6 4JQ

Guide Price £1,300,000

Charter Whyman

TOWN & VILLAGE HOMES





SUPERBLY PRESENTED EARLY GARDEN CITY HOUSE LOVINGLY RESTORED TO ITS FORMER GLORY THIRD OF AN ACRE CORNER PLOT

THE PROPERTY

The standard of presentation of this fine home is nothing short of stunning. Dating from 1903, it is an exceptional example of the early Garden City style and retains much of its character and original features. Particularly noteworthy are the generously proportioned entrance hall with its triangular projecting windows, the high ceilings and the fireplace and corner bay window to the sitting room. The house has been outstandingly well updated and improved, without losing any of the charm of its period.

The sitting room is complemented by a fine garden room with underfloor heating, a pleasantly proportioned dining room, study and top quality fitted kitchen/breakfast room. The ground floor is completed by the utility room, cloakroom/WC and integral double garage. On the first floor, the master bedroom enjoys a balcony and a palatial en suite bathroom; the latter's projecting windows echo those of the entrance hall. The second bedroom has its own en suite shower room and the remaining two bedrooms, all are doubles, are served by the well-appointed family bathroom.

The house benefits from full double-glazing and gas fired central heating.

THE OUTSIDE

The house stands in an impressive corner plot, screened by mature hedges and extending to a third of an acre and measuring approximately 142' by 108' (43.4m x 33m) overall. A shingle driveway and forecourt providing ample off-street parking and leading to the integral double garage.

A gate opens to the principal south facing gardens, which extend to the sides of the house and some 91' (27.8m) to the rear. They are laid to extensive lawns with terraced paved patio, paved terraces, ornamental pond, herbaceous beds and borders, raised borders and ornamental shrubs, conifers and trees. Two timber garden sheds.

THE LOCATION

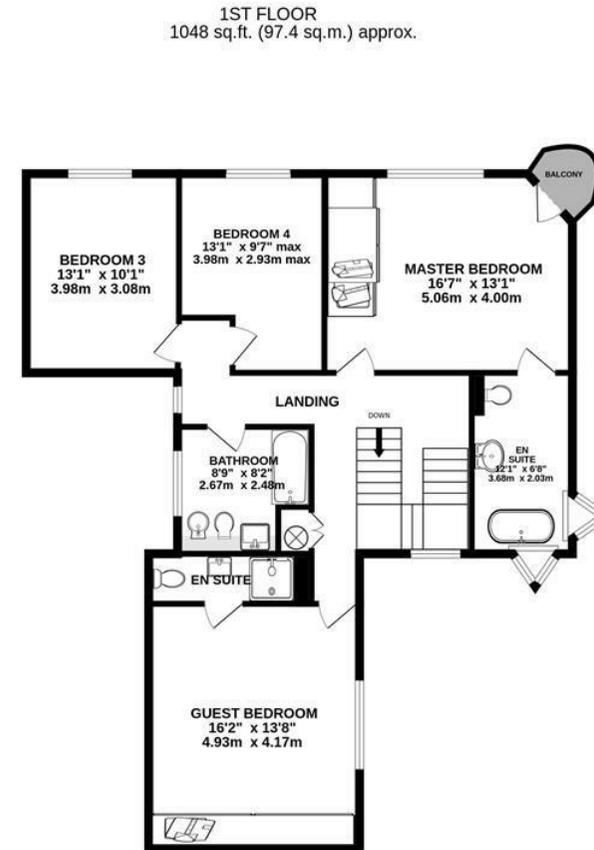
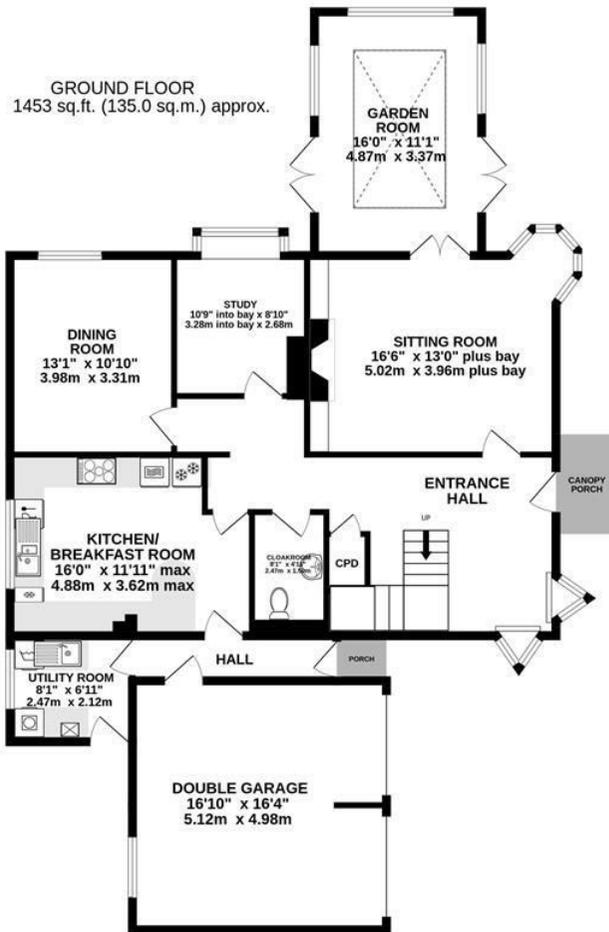
'The Briars' enjoys a very convenient location on the corner of Wilbury Road and Cowslip Hill within three-quarters of a mile of the town centre and mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest train to London King's Cross takes just 29 minutes, as does that to Cambridge. For drivers, Junction 9 on the A1 (M) is just 2.5 miles 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, leisure facilities and many green open spaces, the most impressive of which, the 63-acre Norton Common, is within a quarter of a mile.









THE FLOOR AREAS INCLUDE THE DOUBLE GARAGE

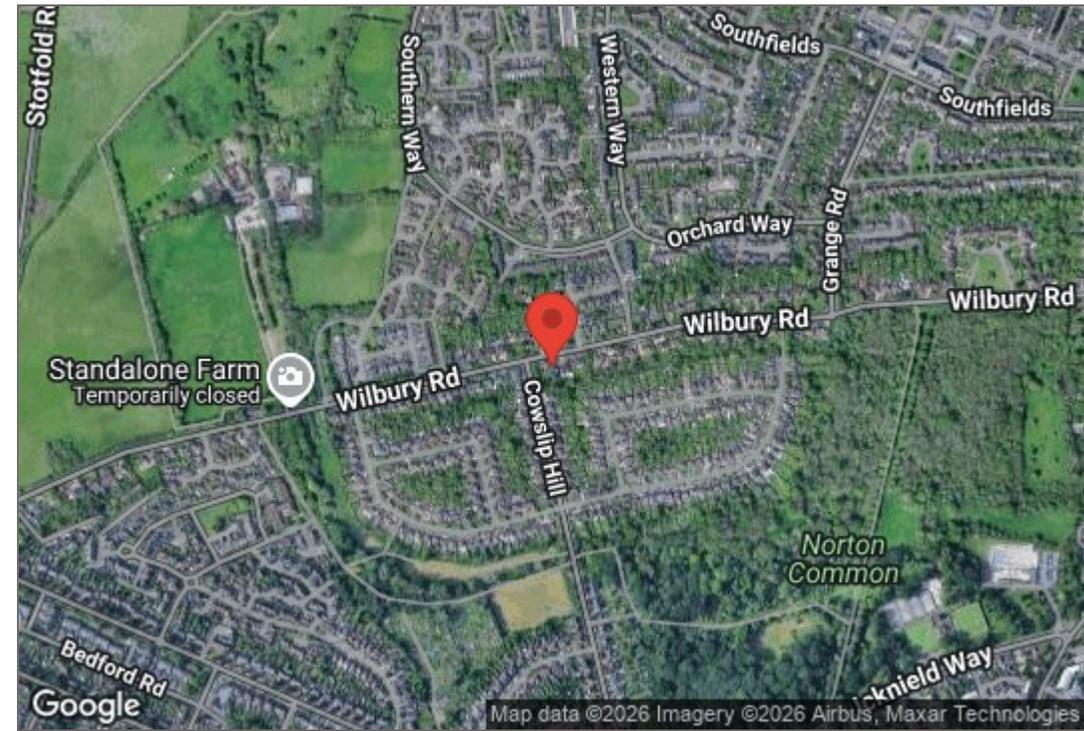
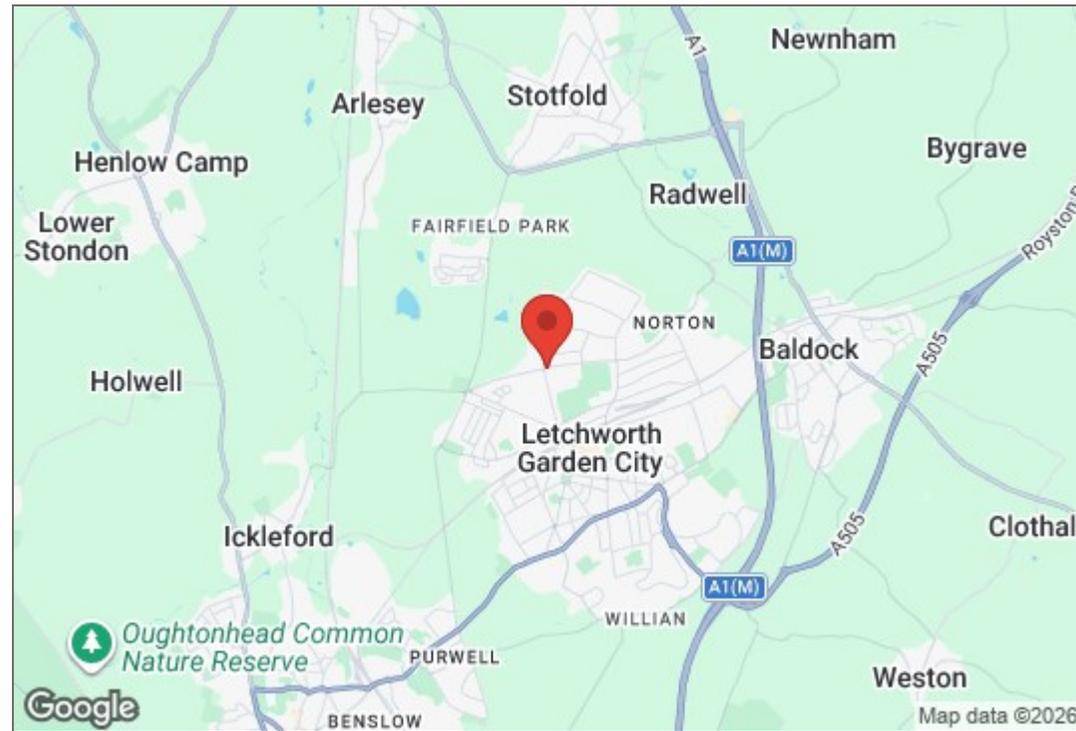
TOTAL FLOOR AREA : 2501 sq.ft. (232.4 sq.m.) approx.

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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

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

Solid brickwork, with insulated cavity extensions rendered externally, under a tiled pitched roof.

SERVICES

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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

EPC RATING

Band - E

BROADBAND SPEED

A choice of provider claiming up to 10,000 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

COUNCIL TAX

Band - G

CONSERVATION AREA

The property is located within the Letchworth 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.letchworth.com

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk