



• 223 Glebe Road • • Letchworth Garden City • • SG6 1DZ

Guide Price £335,000

Charter Whyman

TOWN & VILLAGE HOMES





TWO BEDROOM COTTAGE WITH LOFT ROOM  
TUCKED AWAY COURTYARD SETTING  
WELL PRESENTED THROUGHOUT

## THE PROPERTY

The property is a charming Garden City cottage that has been a truly happy first home! A place where memories have been made and everyday living has been quietly enjoyed. Beautifully maintained, the house offers a wonderful balance of character and comfort. The sitting room is warm and inviting, while to the rear, the kitchen/dining space forms the heart of the home. From here, a full-width veranda creates a seamless connection to the garden, offering a sheltered spot to relax, and entertain.

Upstairs, there are two well-proportioned bedrooms and a stylish bathroom, all presented with a clean, modern feel. A staircase from the landing leads to a highly versatile loft room — ideal as a home office, creative space or occasional guest room — giving the property that all-important flexibility for modern living.

## THE OUTSIDE

Tucked away in a peaceful courtyard setting, the property enjoys a sense of calm and privacy, set well back from the road. The front garden provides off-street parking alongside a neat, established border.

The rear garden has been a real joy for the current owners — a safe, sunny and generous space that's been especially loved by the children. Mainly laid to lawn with a patio seating area, it's perfect for everything from summer barbecues to relaxed afternoons outdoors. Mature planting adds colour and interest throughout the seasons, while practical storage is provided by garden sheds.

A private right of way, rarely used and shared with just a couple of neighbouring cottages, provides convenient rear access and enhances the sense of quiet seclusion.

## THE LOCATION

Perfectly positioned just to the east of the town centre, Glebe Road offers the best of both convenience and lifestyle. The town's wide range of shops, cafés and everyday amenities are all within easy reach, along with the mainline station providing fast connections into London and Cambridge — ideal for commuters.

Letchworth Garden City continues to stand apart, celebrated for its unique heritage, tree-lined avenues and strong sense of community. Excellent schooling, leisure facilities and open green spaces are all close by, including the much-loved Norton Common — perfect for weekend walks, outdoor swimming and time spent with family and friends.





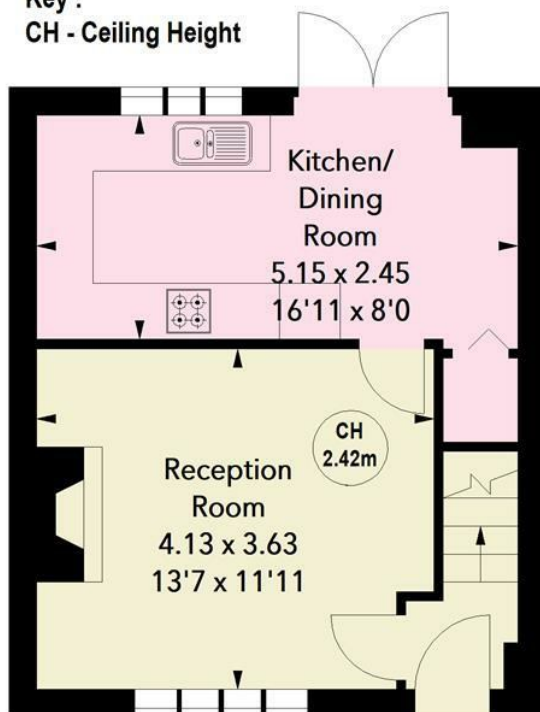


## Glebe Road, SG6

Approximate Area = 89.93 sq m / 968 sq ft  
 (Including Eaves Storage)  
 Eaves Storage = 10.96 sq m / 118 sq ft

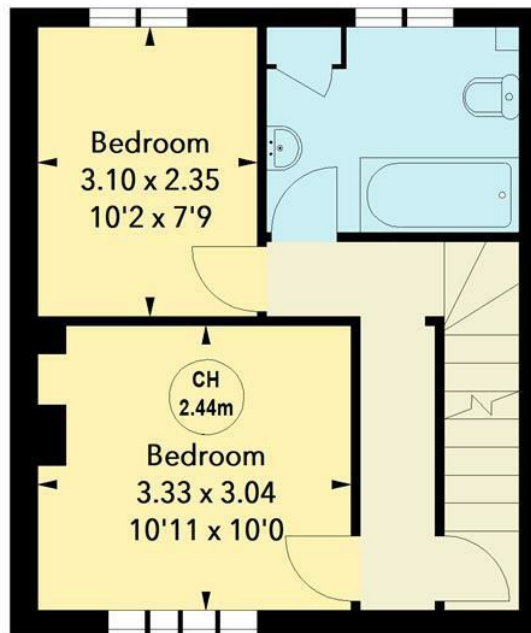


Key :  
 CH - Ceiling Height



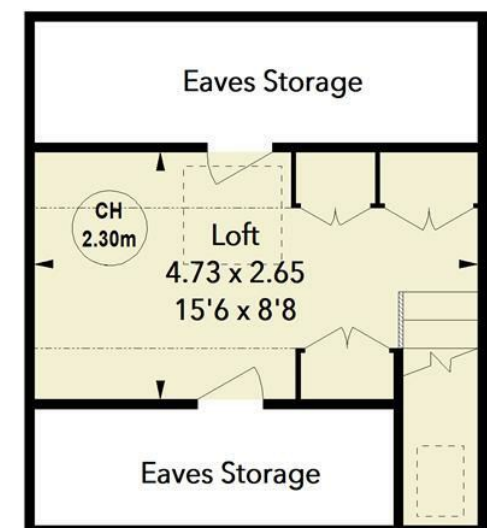
Ground Floor

Approx. 32.05 sq m / 345 sq ft



First Floor

Approx. 32.24 sq m / 347 sq ft



Second Floor

Approx. 25.64 sq m / 276 sq ft

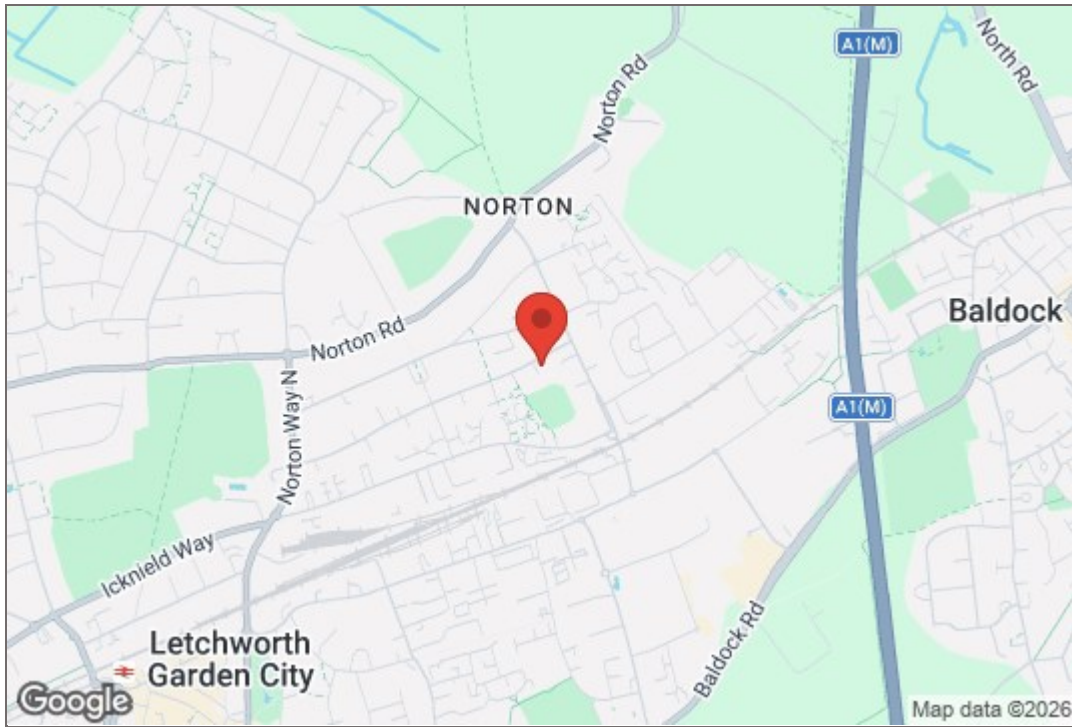


Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
 © Orange Tree Photography

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

Solid Brick built - with rendered exterior - under 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 1,000 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](http://www.north-herts.gov.uk)

## LISTED PROPERTY

Not Listed

## COUNCIL TAX

Band - B

## CONSERVATION AREA

The property is not located within a 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)