



9 Hillbrow • Letchworth Garden City • Hertfordshire • SG6 3RA

Guide Price £415,000

Charter Whyman

TOWN & VILLAGE HOMES





CHARACTER HOME THREE BEDROOMS OFF ROAD PARKING

THE PROPERTY

Set within a well-established and highly regarded residential location, this delightful three-bedroom home offers an appealing blend of character, comfort and practicality. Beautifully presented throughout, the property boasts a warm and welcoming atmosphere, making it an ideal choice for families, first-time buyers and those seeking a home with genuine charm and personality.

The accommodation begins with an entrance lobby leading into a spacious lounge and separate dining room, enhanced by attractive feature fireplaces and, to the dining room, exposed floorboards that add timeless character. To the rear, a fitted Shaker-style kitchen provides a stylish and functional space, perfectly suited to modern family living and everyday entertaining.

Upstairs, the property offers three comfortable bedrooms, with fitted wardrobes to the two larger rooms providing excellent storage solutions. Completing the first floor is a recently refitted bathroom, finished to a high standard and featuring a contemporary suite with a luxurious waterfall shower over the bath.

Outside, the impressive rear garden extends to approximately 87ft in depth, offering a generous outdoor space for relaxation, play and entertaining, while narrowing from around 23ft to 8ft at its furthest point. To the front, a private driveway provides off-road parking for two vehicles, complemented by gated side access leading directly to the rear garden. A superb home offering character, space and convenience in equal measure.

THE LOCATION

Hillbrow is just 15 minutes walk to the town & station, close to "Good" Ofsted Rated local schools, just over 5 minutes walk to the Letchworth Greenway and within easy reach of main stores and leisure facilities.

Letchworth Garden City is on the Cambridge to London Kings Cross mainline with the fastest service to London Kings Cross taking just 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is 1.6 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, green open spaces and leisure facilities.





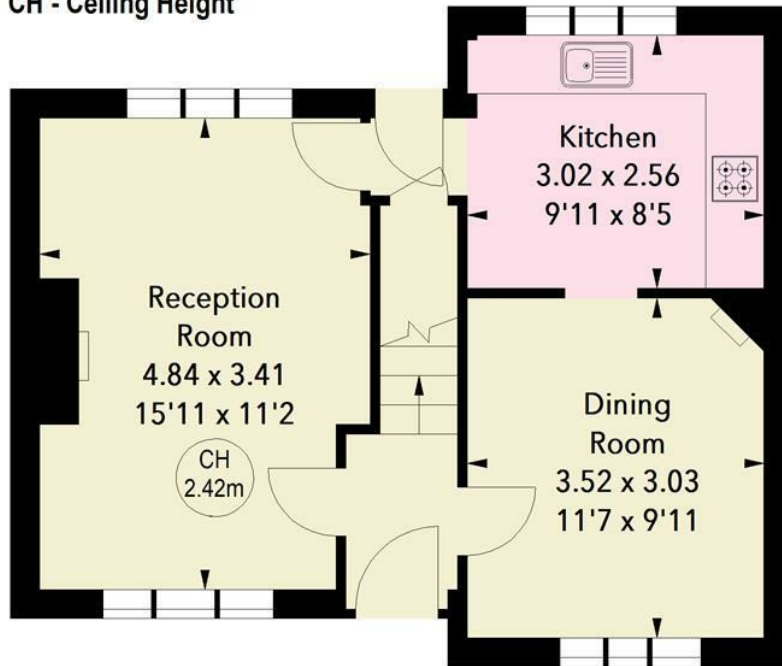


Hillbrow, SG6

Approximate Area = 80.73 sq m / 869 sq ft

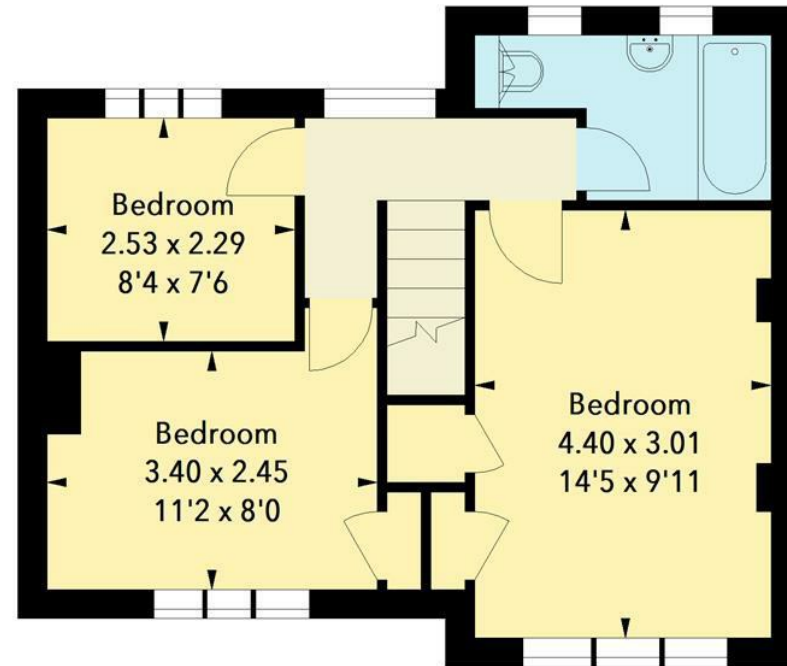


Key :
CH - Ceiling Height



Ground Floor

Approx. 40.50 sq m / 436 sq ft



First Floor

Approx. 40.23 sq m / 433 sq ft



Illustration For Identification Purposes Only.

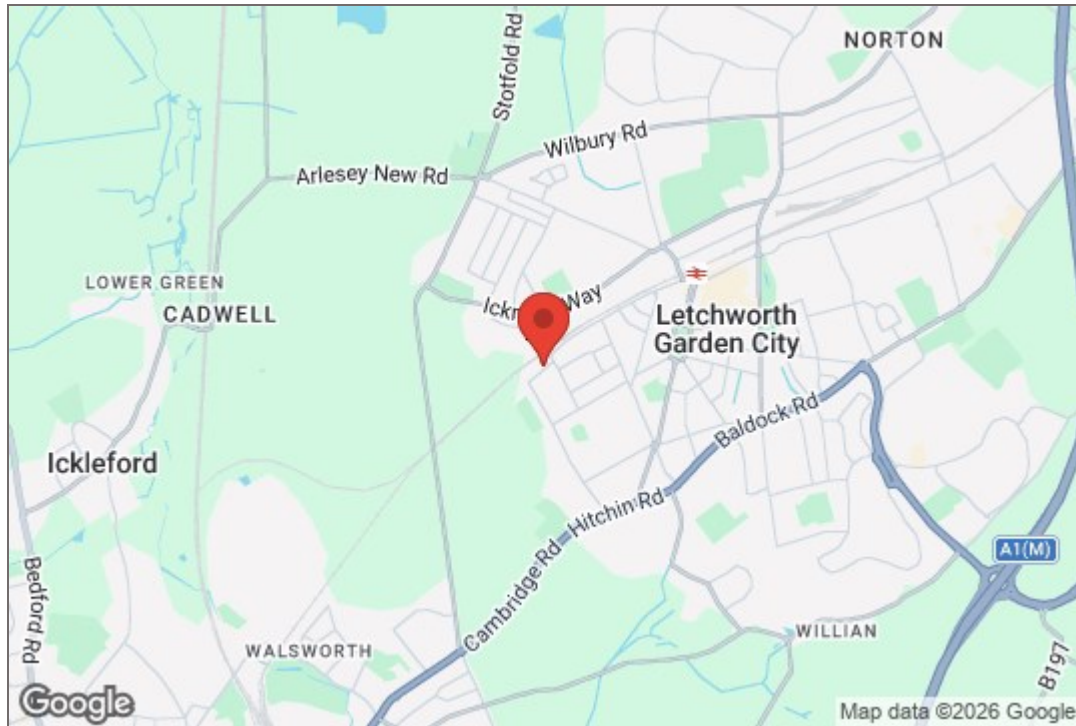
All measurements and areas are approximate, not to scale.

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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

999 YEARS FROM 29TH SEPTEMBER 1975, WITH APPROX. 948 YEARS REMAINING

GROUND RENT OF £1.00 PER ANNUM

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 tiled roof

SERVICES

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

EPC RATING

Band - E

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

COUNCIL TAX

Band - C

CONSERVATION AREA

The property is not located with 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

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www.charterwhyman.co.uk