



3 Parker Close • Letchworth Garden City • Hertfordshire • SG6 3RT

Guide Price £740,000

Charter Whyman

TOWN & VILLAGE HOMES





## TOWN CENTRE SETTING DETACHED DOUBLE GARAGE FAMILY ROOM / HOME OFFICE

### THE PROPERTY

Tucked away within a quiet and highly desirable residential close in the heart of the town, this attractive detached family home offers both privacy and convenience, just a short stroll from the town centre and its array of shops, cafés, and amenities and of course the mainline railway station.

Thoughtfully extended, the welcoming reception hall flows seamlessly into a dining area, opening through to a bright living room with direct access to the rear garden, while a versatile front reception room provides an ideal family room or home office.

The modern, well-appointed kitchen, with separate utility room, is fitted with integrated appliances and features a comfortable breakfast area. Upstairs, the home offers four bedrooms, three of which are generous doubles, alongside a contemporary family bathroom and an ensuite serving the principal bedroom.

Thoughtfully extended, the property presents excellent further potential, with planning permission approved in 2023 for an additional ground floor family room and a first floor principal bedroom suite.

**These plans can be viewed on the North Herts Planning portal, REF: 22/03246/FPH**

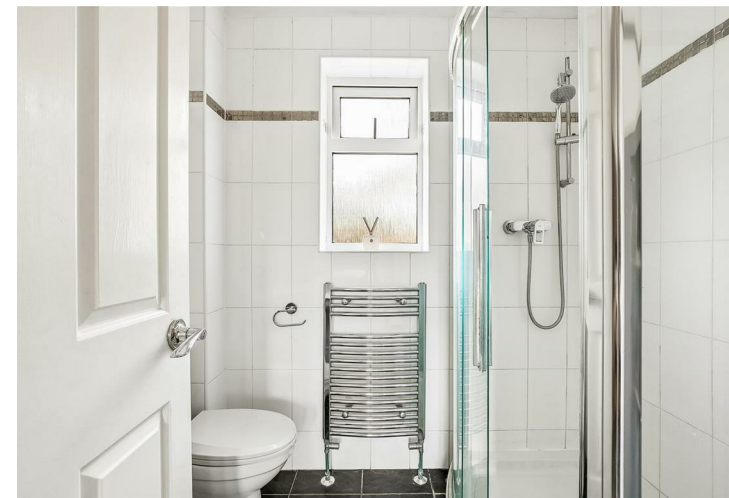
Outside, the property enjoys secluded wraparound gardens extending to the side, creating a private outdoor retreat. To the front, a detached double garage with twin doors is complemented by driveway parking for up to three vehicles. Gated access to rear.

### THE LOCATION

The house enjoys a very pleasant setting in a select small close, set off the main run of Parker Close, which is itself a well regarded and peaceful residential close, just three-quarters of a mile to the south-west of the town centre and 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 2.1 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.



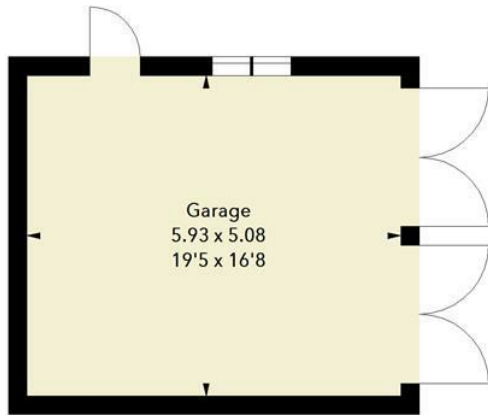




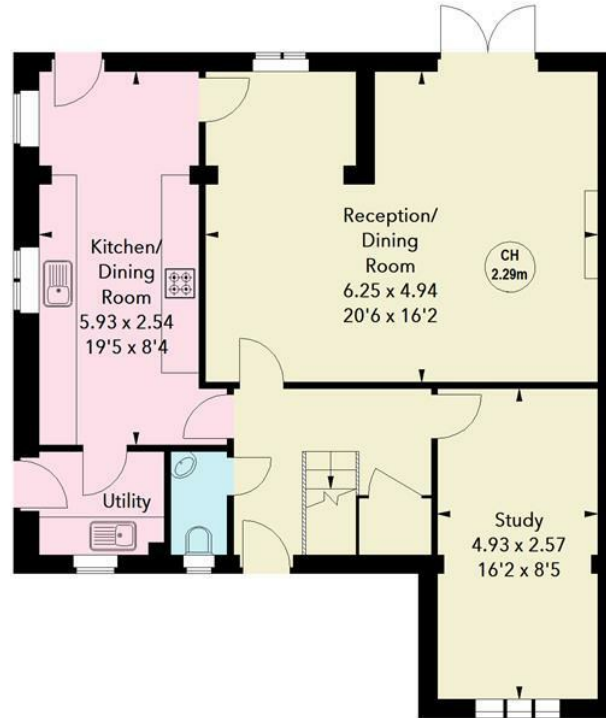
## Parker Close, SG6

Approximate Area = 158.86 sq m / 1710 sq ft  
(Including Garage)

Garage Area = 30.38 sq m / 327 sq ft



(Not shown in actual location / orientation)



### Ground Floor

Approx. 75.34 sq m / 811 sq ft

Key :  
CH - Ceiling Height



### First Floor

Approx. 53.14 sq m / 572 sq ft

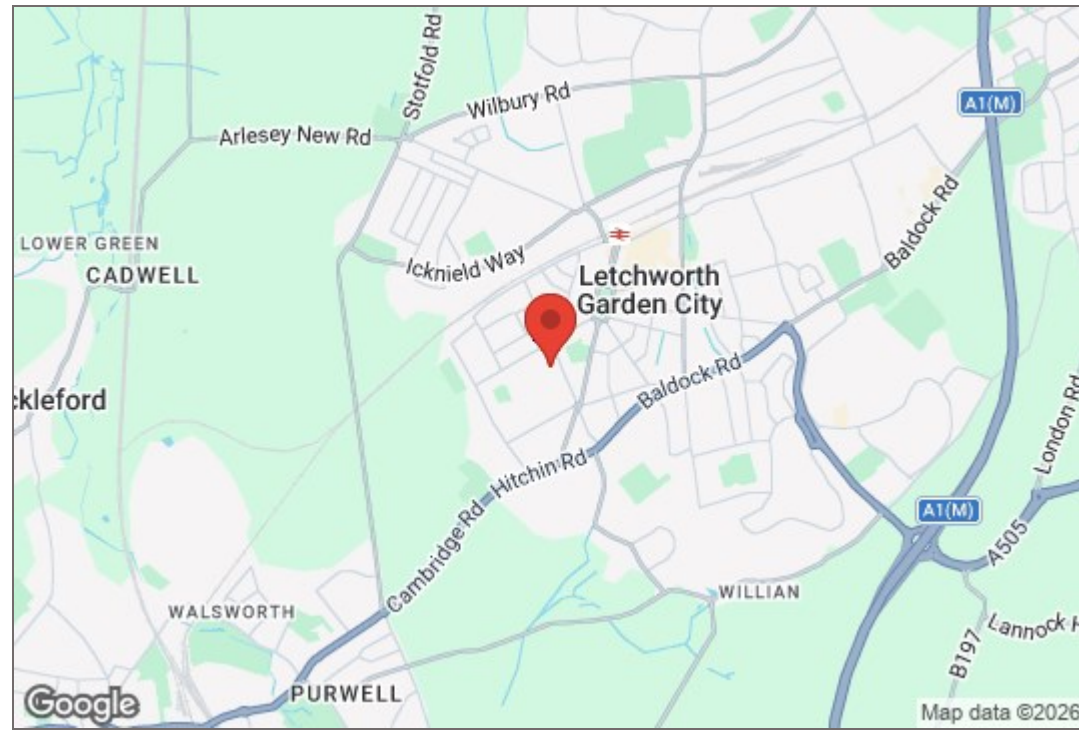


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

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 under a pitch 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 1,800 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)

## COUNCIL TAX

Band - F

## CONSERVATION AREA

The property is not located with 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

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)