



13 Brandles Road • Letchworth Garden City • Hertfordshire • SG6 2JA

Guide Price £725,000

Charter Whyman

TOWN & VILLAGE HOMES





VERY SMARTLY PRESENTED FAMILY HOME
WELL EXTENDED AND REFITTED
HIGHLY DESIRABLE LOCATION

THE PROPERTY

This very attractive and superbly presented modern detached home has been well extended and refitted to the highest standards. The heart of the home is the splendid kitchen/breakfast or dining room, which is perfectly complemented by a spacious sitting room and a family or garden room. The ground floor is completed by a cloakroom/WC and the attached garage.

There are four bedrooms on the first floor, the master having its own en suite shower room, the other three bedrooms being served by the family bathroom.

The house benefits from uPVC/composite double-glazed windows and gas fired central heating.

THE OUTSIDE

The house is set back from the road in a plot measuring approximately 143' by 35' (43.66m x 10.75m) overall. The front garden is laid to lawn with shrub borders. The very smart resin bonded pea shingle driveway provides good off-street parking and leads to the attached garage.

The rear garden is some 72' (22m) in length and laid to lawn with a brick paved patio, herbaceous borders and ornamental shrubs and tree.

THE LOCATION

Brandles Road is pleasantly located on the closest edge to the town of the popular Lordship area, just a mile to the south of the centre and within a mile and a quarter of the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 27 minutes in the other direction. Junction 9 on the A1(M) is only 1.1 miles away by car.

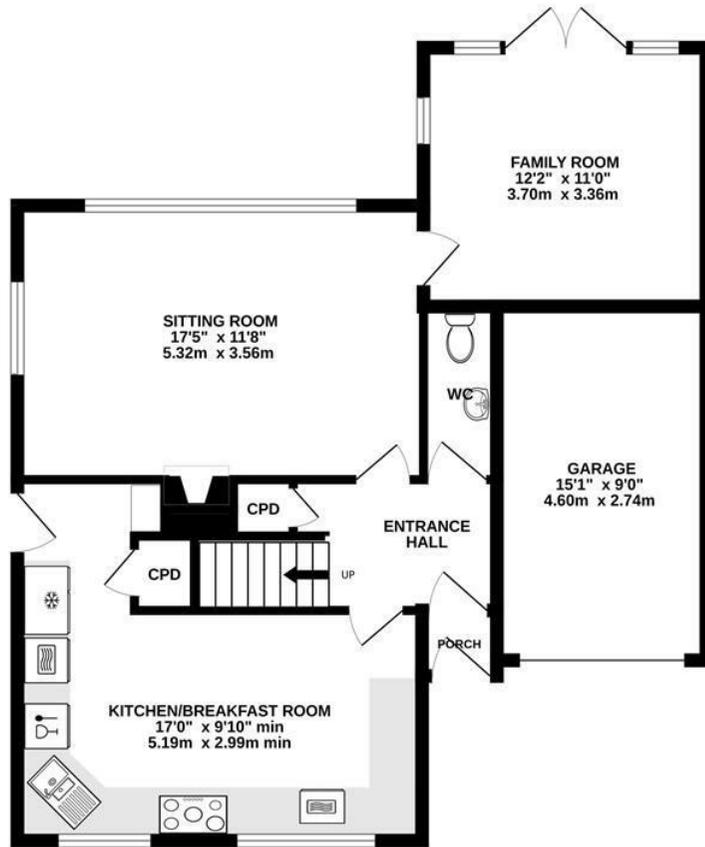
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and leisure facilities. The highly rated Lordship Farm Primary School is just a third of a mile away.



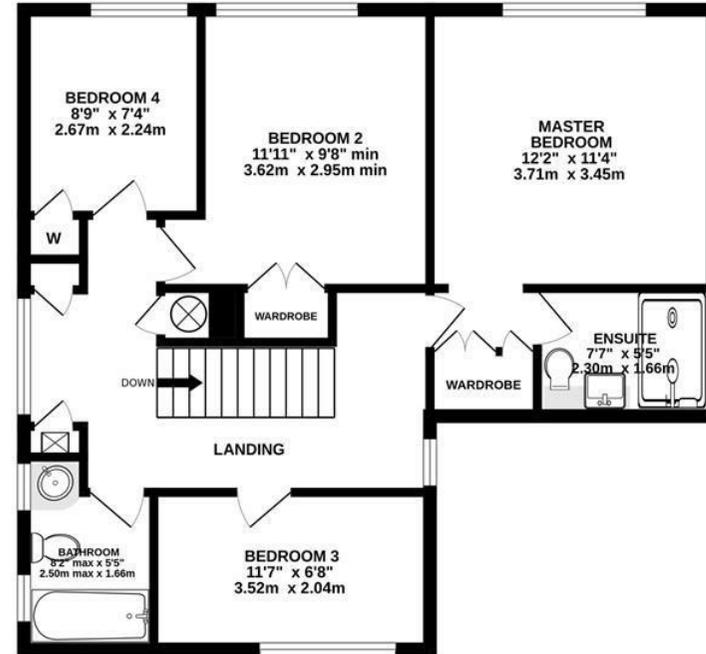




GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



THE FLOOR AREAS INCLUDE THE INTEGRAL GARAGE

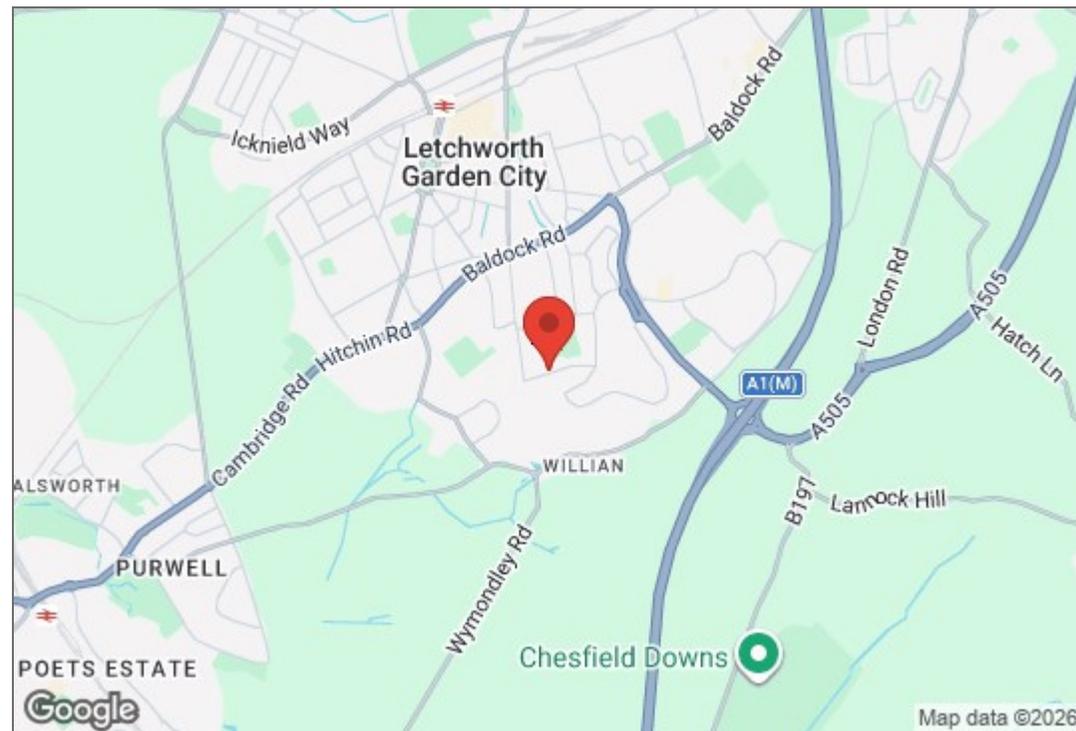
TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

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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

Cavity brickwork under a tiled pitched 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 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

Currently Band E, but subject to an improvement indicator. The banding may be revised following a sale.

CONSERVATION AREA

The property is not located within a 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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

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www.charterwhyman.co.uk