



12 Midhurst • Letchworth Garden City • Hertfordshire • SG6 4SF

Guide Price £385,000

Charter Whyman

TOWN & VILLAGE HOMES



SMART MODERN HOME VERY WELL PRESENTED CORNER PLOT

THE PROPERTY

This attractive modern semi has been exceptionally well updated with new kitchen and bathroom, new uPVC double-glazed windows, panelling, high quality flooring and is very smartly presented throughout. The kitchen/breakfast room is complemented by an L-shaped reception room, Laundry and spacious conservatory.

The first floor provides two double bedrooms, a useful study area on the landing and an impressive refitted bathroom.

In addition to the double-glazed windows, the house benefits from gas fired central heating.

THE OUTSIDE

The house stands in a corner plot measuring approximately 75' by 25' (22.77m x 7.6m) overall. The front garden is laid mainly to a brick paved forecourt providing off-street parking for two cars and EV charging point. Rose border.

The rear garden is 27' (8.23m) in depth and well screened by a wall and fencing. It is laid to lawn with a paved patio. Timber garden shed.

THE LOCATION

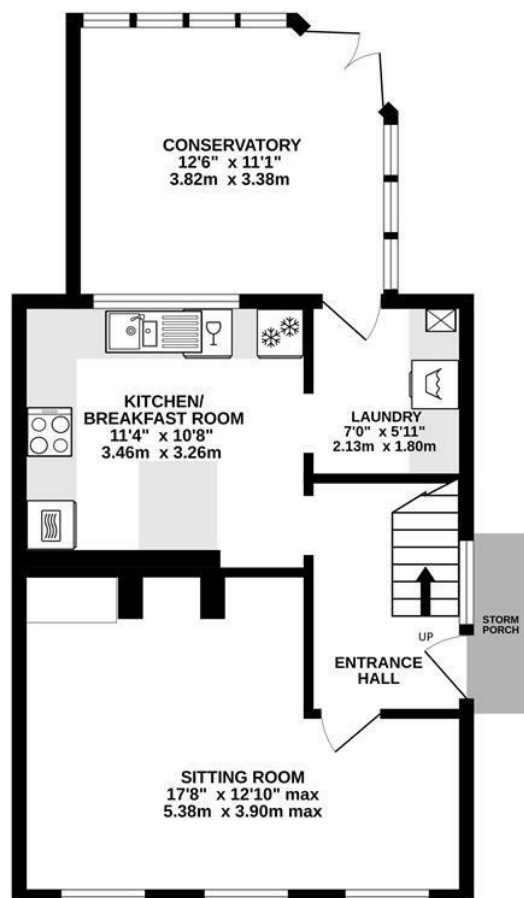
Midhurst is located on the northern side of the town, conveniently just a quarter of a mile from the nearest parade of local shops and only a mile from Letchworth Garden City mainline railway station and the town centre. Letchworth Garden City is on the London to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 29 minutes and Cambridge is 29 minutes away in the other direction. Junction 9 on the A1 (M) is 2.8 miles away by car; Junction 10 is 3.5 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. It provides excellent shops, green open spaces, leisure facilities and schools.

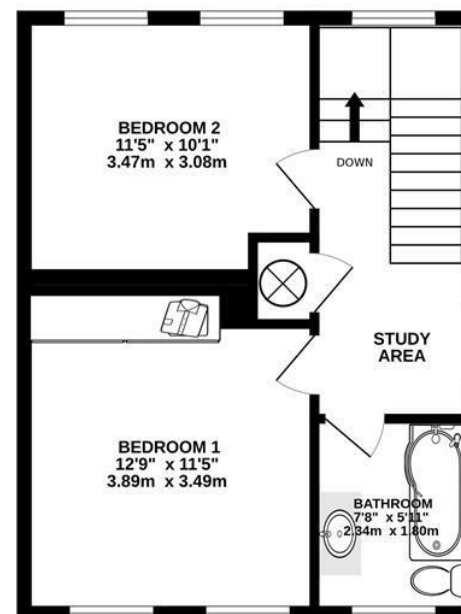




GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.

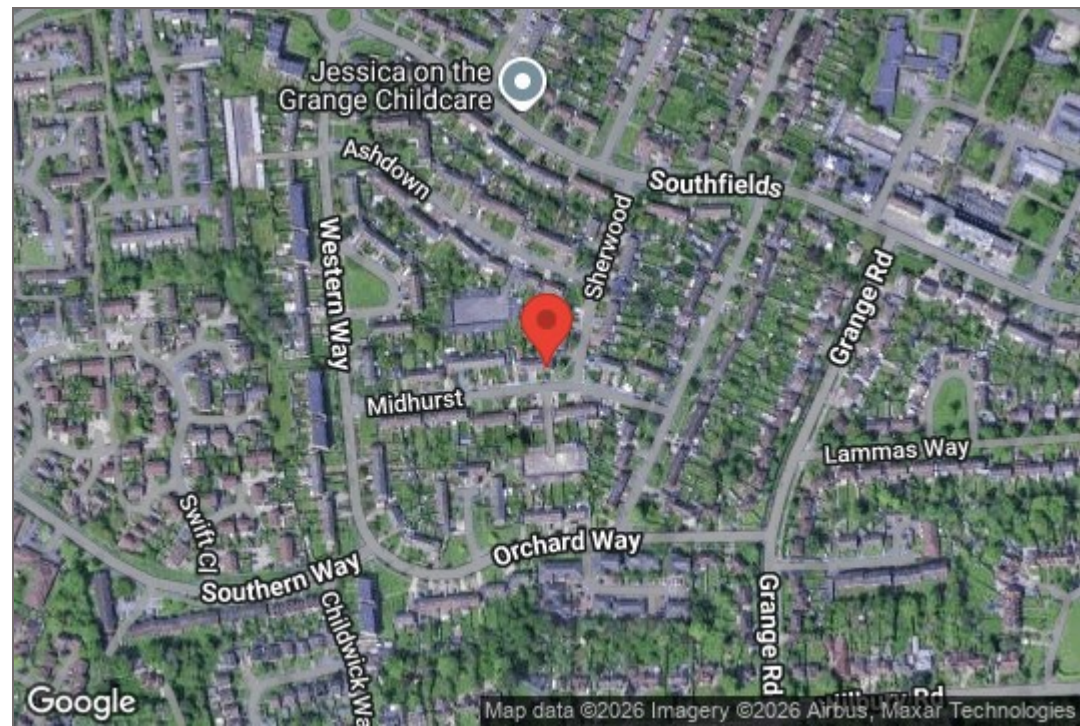


TOTAL FLOOR AREA : 946 sq.ft. (87.8 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor 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 wall 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 providers with claimed download speeds of up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

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 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.lechworth.com

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