



21 Brandles Road • Letchworth Garden City • Hertfordshire • SG6 2JA  
Guide Price £740,000

Charter Whyman  
TOWN & VILLAGE HOMES





# WELL EXTENDED & UPDATED FAMILY HOME EXCEPTIONALLY WELL PRESENTED LOVINGLY TENDED GARDEN PLOT

## THE PROPERTY

This modern linked-detached house has been extended and upgraded to form a truly exceptional family home. The accommodation now includes a very spacious sitting room, separate dining room, study, impressive kitchen/breakfast room, utility room and shower room/WC on the ground floor.

On the first floor, the master bedroom has its own en suite bathroom with both shower cubicle and bath. The other three double bedrooms are served by the well-appointed family bathroom.

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

## THE OUTSIDE

The house is set well back from the road in a fine plot measuring approximately 170' by 40' (51.9m x 12.3m). The front garden is laid to lawn with a herbaceous bed planted with Japanese acers. The 'block-paved' concrete driveway provides generous off-street parking and leads to the attached garage.

The attractively laid out and beautifully tended rear garden is some 93' (28.46m) in length with a paved patio bounded by walled raised borders, steps up to the lawn, well stocked herbaceous borders, strawberry bed and ornamental shrubs and trees, including a fine silver birch. Timber garden shed, summerhouse and greenhouse. The plot backs on to a sports ground, from which it is screened by a stand of mature trees.

## THE LOCATION

Brandles Road is a pleasant, established residential road located on the favoured south side of the town. No 21 is just a mile from the town centre and only 1.3 miles from 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.

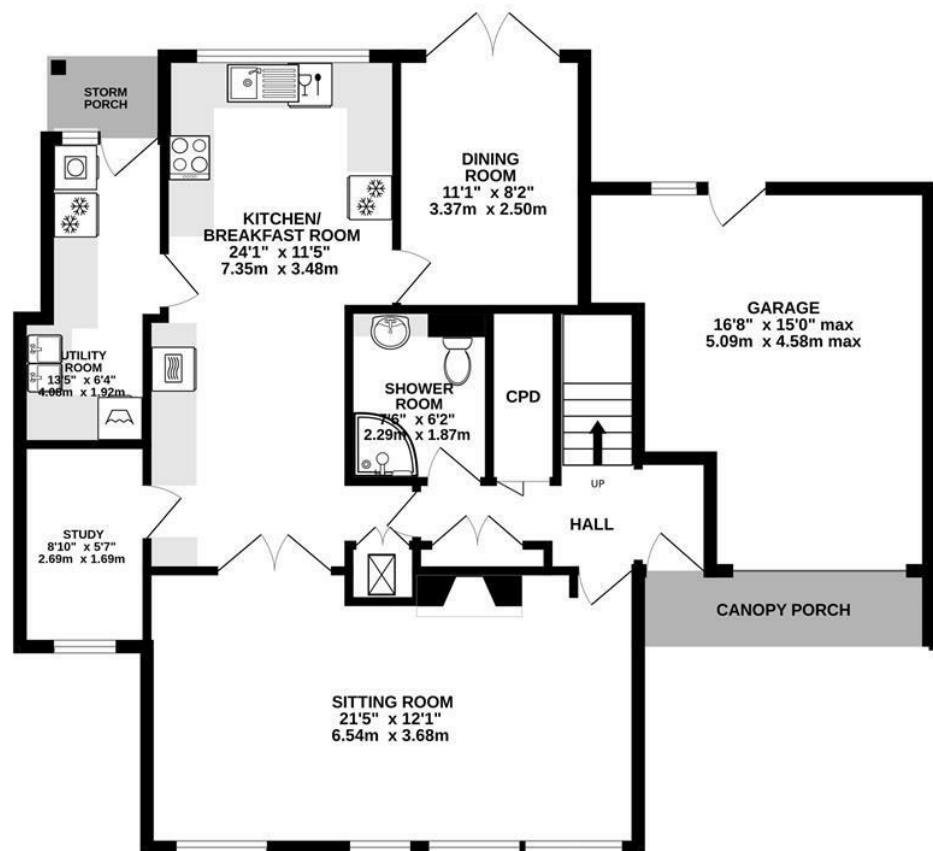
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and leisure facilities. The highly rated Lordship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



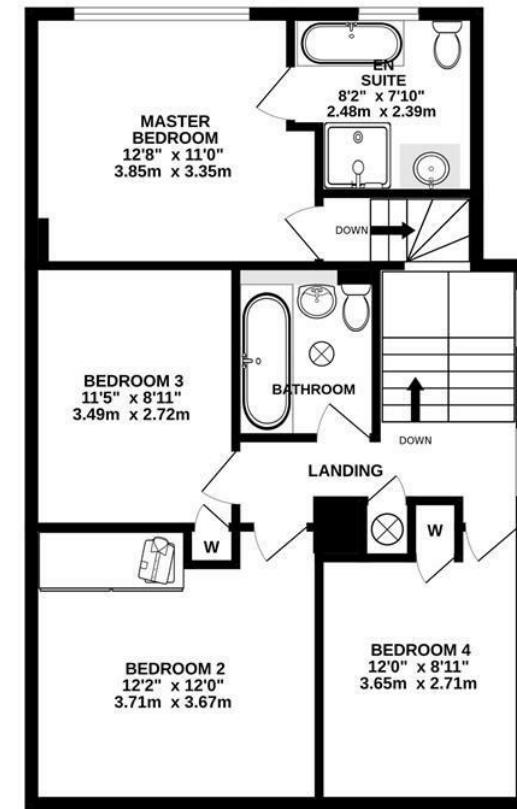




GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



THE TOTAL FLOOR AREA INCLUDES THE GARAGE

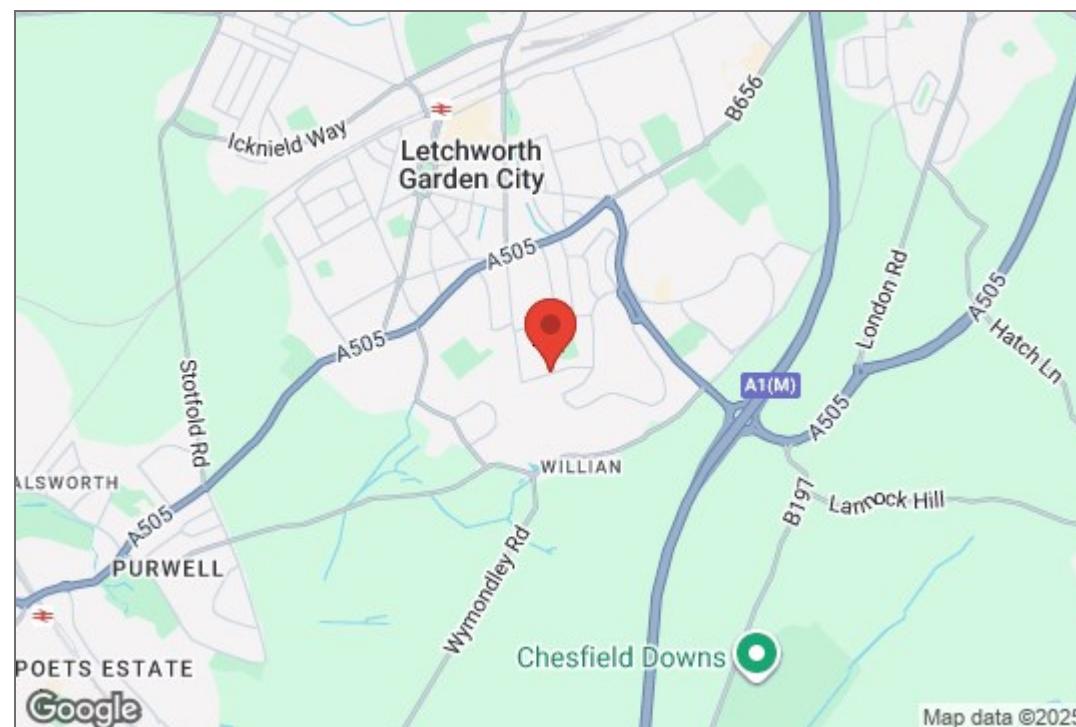
TOTAL FLOOR AREA: 1751 sq.ft. (162.6 sq.m.) approx.

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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

Insulated cavity brickwork under a pitched tiled roof. Flat roof to garage.

## SERVICES

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

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

## EPC RATING

Band - D

## BROADBAND SPEED

A choice of provider claiming up to 1,000 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - E

## 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](http://www.letchworth.com)

**Charter Whyman**

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