



7 Cedar Gardens • Letchworth Garden City • Hertfordshire • SG6 1GQ

Guide Price £650,000

Charter Whyman

TOWN & VILLAGE HOMES





SMART MODERN DETACHED FAMILY HOME IMPRESSIVE ENERGY PERFORMANCE RATING PLEASANT OUTLOOK OVER OPEN GREEN

THE PROPERTY

This attractive modern red brick detached family home, a Premier house with in the development, is less than ten years old and therefore benefits from the high standards of insulation and energy efficiency, making it an economical home to run - very important in these times. It enjoys a premier location facing on to an open green. The versatile accommodation is ideal for the modern family with the breakfast area being perfect for dining enabling the dining room to be used as a play room or second reception room, for example, and there is a study for those working from home. Of the four double bedrooms, the master has its own en suite shower room and the other three are served by the family bathroom.

The house benefits from an impressive energy performance rating, with the uPVC double-glazed windows, central heating supplied by an efficient gas fired condensing boiler and photovoltaic solar panels all making a contribution.

THE OUTSIDE

The house stands overlooking an attractive open green, in a plot measuring approximately 87' by 63' (26.6m x 19.2m) overall. The open plan front garden is laid to lawn with ornamental shrub borders. The block-paved driveway provides good off-street parking and leads to the garage at the rear.

A gate between house and garage opens to the south-west facing rear garden, which is some 43' (13.2m) in depth and laid to lawn with raised bed and border and attractive trees. Versatile timber summerhouse with power and light, ideal as games room or play room.

THE LOCATION

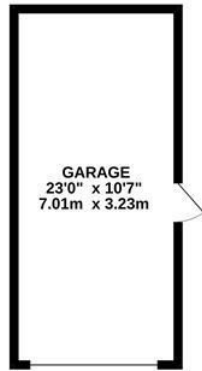
The house is pleasantly set in a crescent off the main run of Cedar Gardens overlooking an attractive open green ringed with ornamental trees. Cedar Gardens is located off Blackhorse Road on the east side of the town, just a mile and a third from the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge is also 29 minutes away in the other direction. Junction 9 on the A1(M) is 2.3 miles away by car. It is close to the Greenway which circles Letchworth, providing delightful walks and cycle ways

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 other leisure facilities. The house is less than a mile and a half from the neighbouring historic market town of Baldock, which offers an additional range of amenities including the highly regarded Knights Templar School, pubs restaurants and an alternative mainline station.

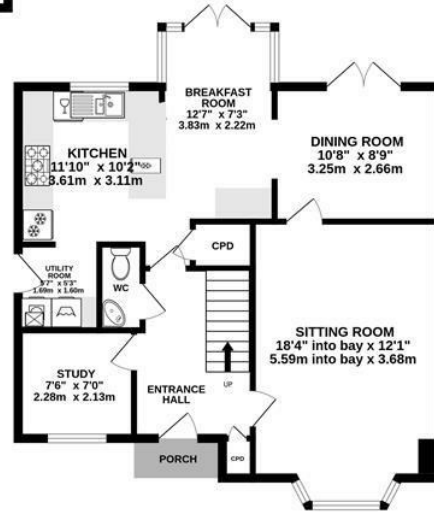




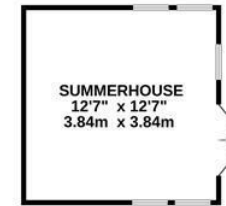




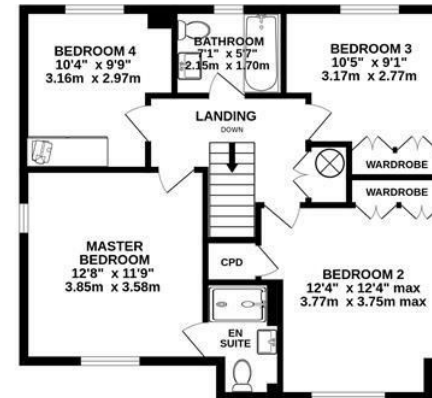
GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



SUMMERHOUSE
159 sq.ft. (14.7 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



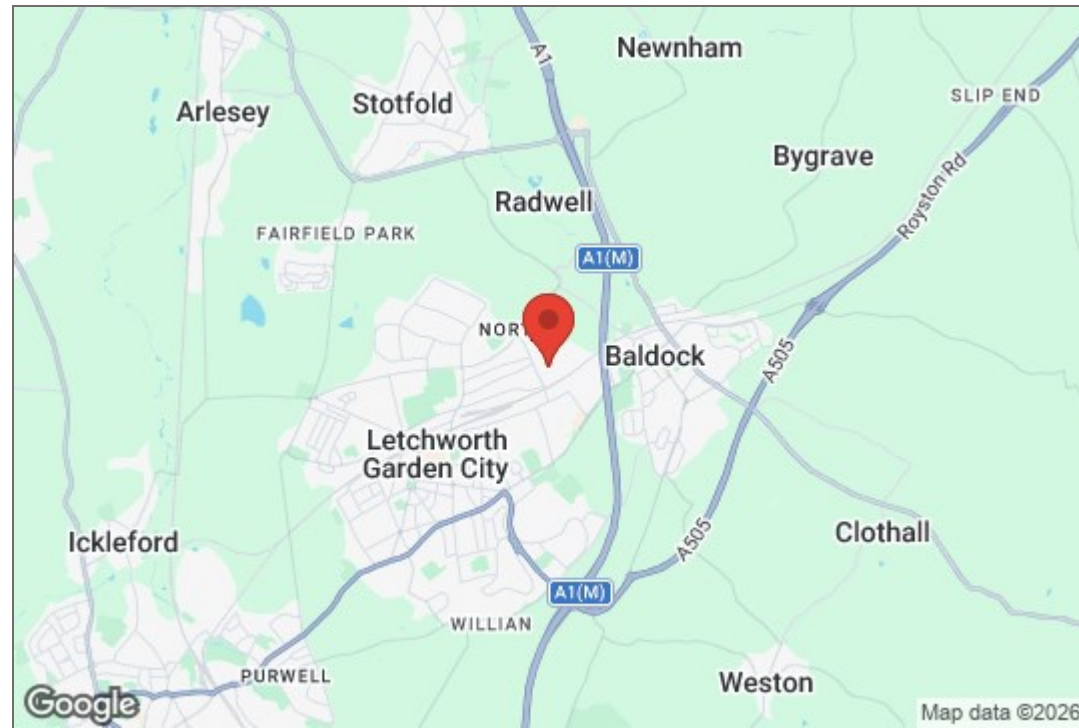
THE FLOOR AREAS DO NOT INCLUDE THE GARAGE OR SUMMERHOUSE

TOTAL FLOOR AREA : 1335sq.ft. (124.0 sq.m.) approx.

Made with Metropix ©2026



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.



TENURE

LEASEHOLD: 999 year term with 989 years remaining. Peppercorn Ground Rent. Service Charge £120 pa for maintenance of communal outside areas, e.g. grass cutting.

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

Modern insulated cavity under a tiled pitched roof.

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 - B

BROADBAND SPEED

A choice of provider claiming up to 1,800 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 - F

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

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk