



11 Norton Way North • Letchworth Garden City • Hertfordshire • SG6 1BY

Guide Price £875,000

Charter Whyman

TOWN & VILLAGE HOMES





CENTRAL LOCATION STUNNING THROUGHOUT EXTENDED ACCOMMODATION

THE PROPERTY

Positioned in a sought-after road that backs directly onto the beautiful grounds of The Common, this exceptional red-brick early Garden City residence effortlessly combines timeless character with contemporary living. Beautifully and sympathetically extended, the property delivers stylish, versatile accommodation tailored for modern family life, while retaining charm, elegance and enduring period appeal.

At the heart of the home is an impressive fitted kitchen featuring appliances and a substantial central island with breakfast bar seating. Flowing seamlessly into the dining space and inviting family snug, the layout creates a superb environment for entertaining, relaxing and everyday living, with doors opening directly onto the secluded rear garden.

The ground floor further benefits from a generous bedroom suite, ideal for guests, multigenerational living or an older child seeking independence. Upstairs, three well-proportioned bedrooms are complemented by a beautifully appointed principal bathroom, finished to an exceptional standard and designed to provide both comfort and luxury throughout the home. The addition of a study completes the living accommodation

Extending to approximately 145ft, the stunning rear garden backs directly onto picturesque meadowland, offering privacy, tranquillity and an idyllic outdoor setting. A raised seating terrace leads elegantly onto an established lawn, while the frontage provides ample off-street parking alongside the convenience of an attached garage, completing this outstanding family home perfectly

THE LOCATION

The house is conveniently located in this highly regarded residential road just to the north-east of the town centre, backing on to Norton Common, and within a 10 to 15 minute walk of the mainline railway station. 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 28 minutes away in the other direction. Junction 9 on the A1(M) is only 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. It provides excellent shops, schools, leisure facilities, including a theatre/cinema, and green open spaces, of which Norton Common is the most notable.







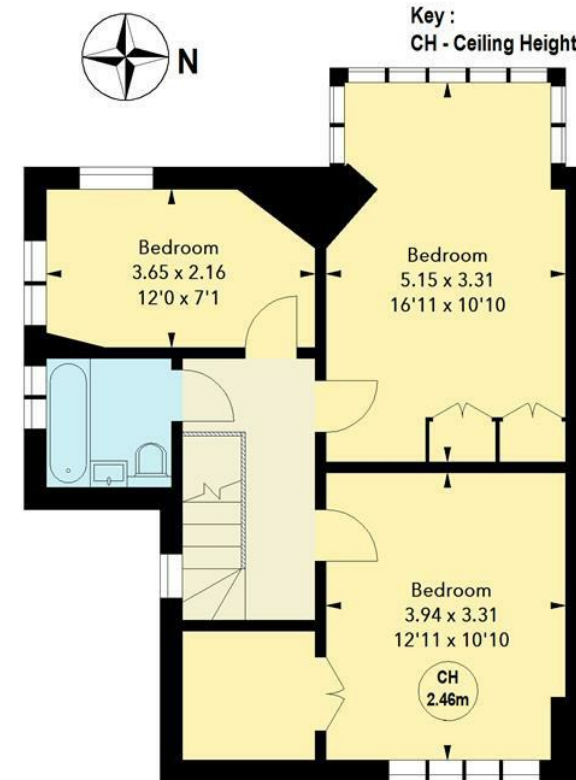
Norton Way North, SG6

Approximate Area = 157.74 sq m / 1698 sq ft



Ground Floor

Approx. 105.91 sq m / 1140 sq ft



First Floor

Approx. 51.84 sq m / 558 sq ft

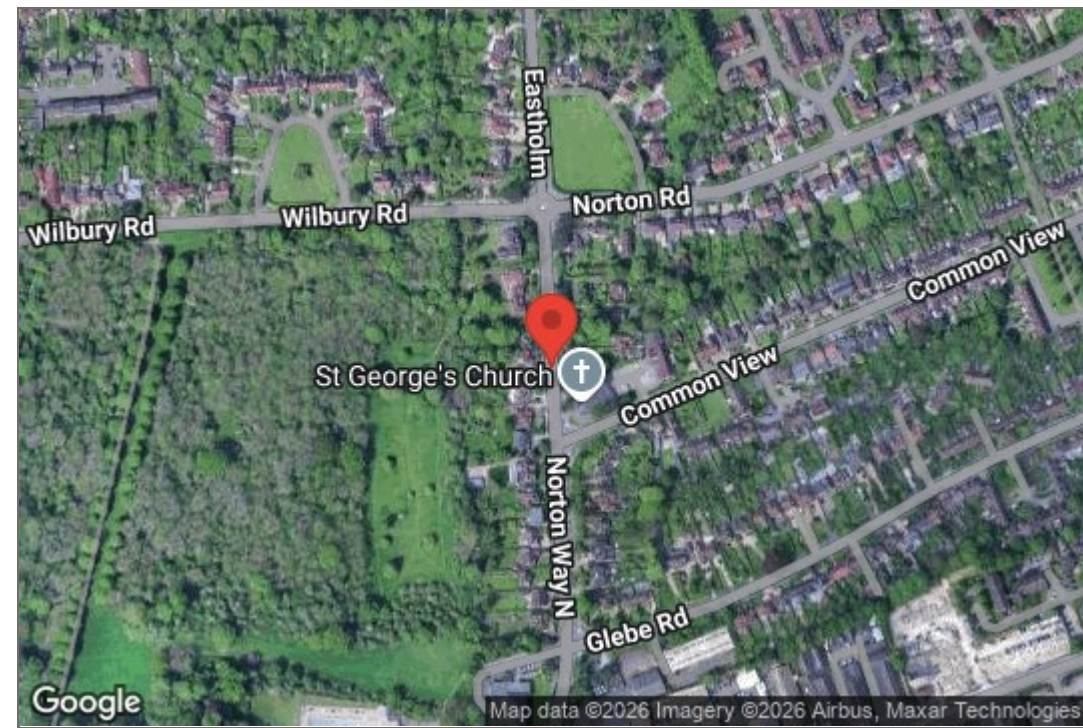


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

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

LEASEHOLD - 990 YEARS FROM 1970.

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 pitched tiled roof

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 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

Band - E

CONSERVATION AREA

The property is located in a 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

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

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www.charterwhyman.co.uk