37 Chatterton • Letchworth Garden City • Hertfordshire • SG6 2JY

Guide Price £285,000

Charter Whyman

TOWN & VILLAGE HOMES

EXCELLENT VALUE
THREE BEDROOMS
GROUND FLOOR CLOAKROOM

THE PROPERTY

An excellent opportunity to acquire a well-presented three-bedroom home, ideally positioned within this popular residential development on the west side of town. Offering well-proportioned accommodation across two floors, this property is perfectly suited to first-time buyers, young families or investors seeking a well-located home with exciting potential.

Upon entering, the entrance lobby leads through to a fully fitted kitchen/breakfast room, positioned to the front of the property. To the rear, the spacious lounge provides a comfortable living area with double doors opening directly onto the garden, creating a natural connection between the home and outdoor space. A useful brick-built store sits beyond the lounge, with additional access to the rear garden. This space also offers exciting potential for conversion to provide further accommodation, subject to the necessary planning and building regulations.

The first floor provides three well-proportioned bedrooms, complemented by a family bathroom.

Externally, the rear garden extends to approximately 38ft and features a timber-panelled shed, providing useful storage and a pleasant outdoor space for relaxing or entertaining. On-road parking is available to the front.

Early viewing is highly recommended to appreciate the accommodation, location and potential this excellent-value home has to offer.

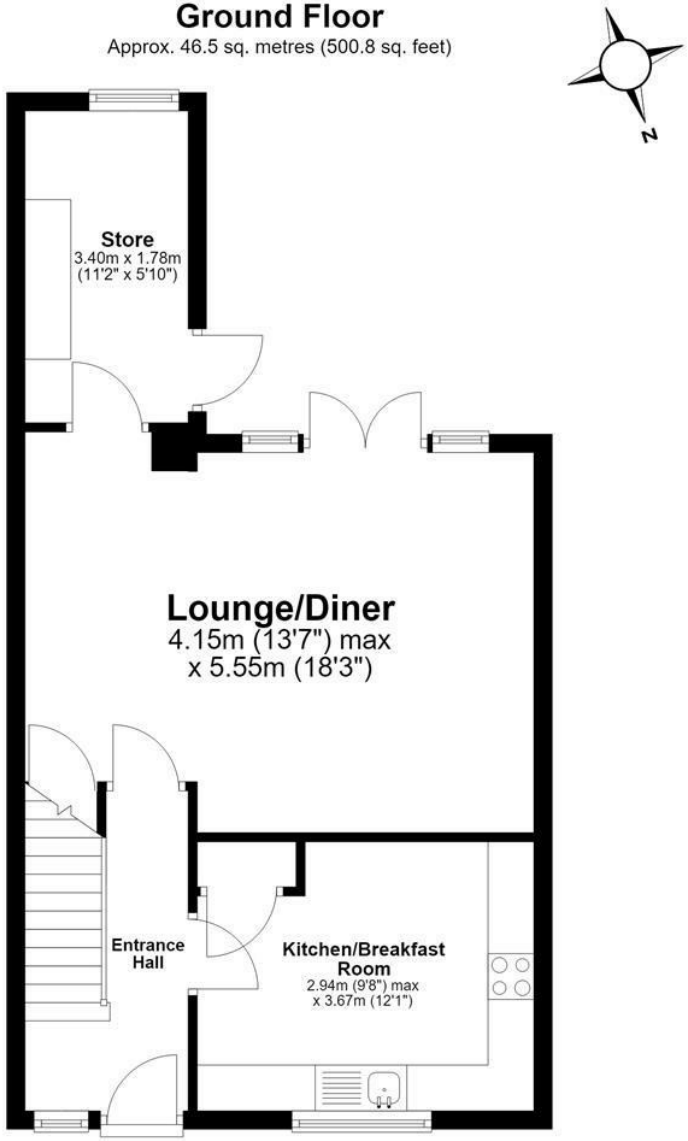
THE LOCATION

Chatterton is conveniently located to the east of the town centre, off Radburn Way at the Baldock Road end. It is just a mile from the town centre, three-quarters of a mile from Sainsbury's and less than a mile and a quarter from the town's mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross train line with the fastest service to London Kings Cross taking just 27 minutes and Cambridge 28 minutes away in the other direction. Junction 9 on the A1(M) is only a mile 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 schools, shops and leisure facilities.

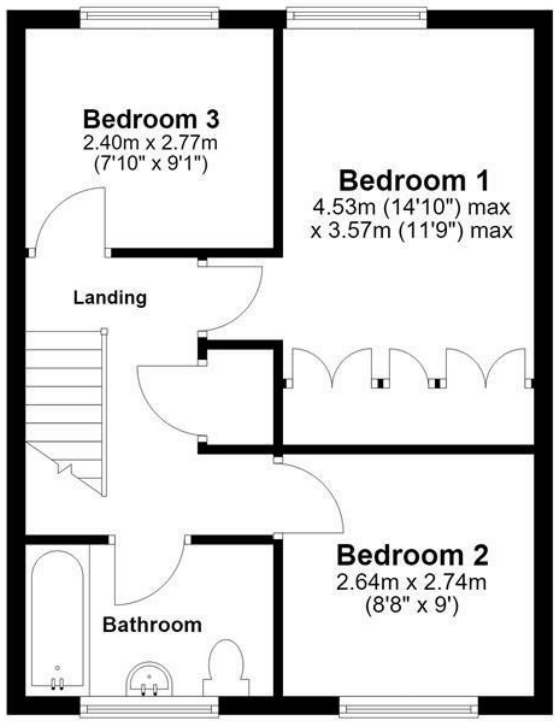
Ground Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 87.0 sq. metres (936.2 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

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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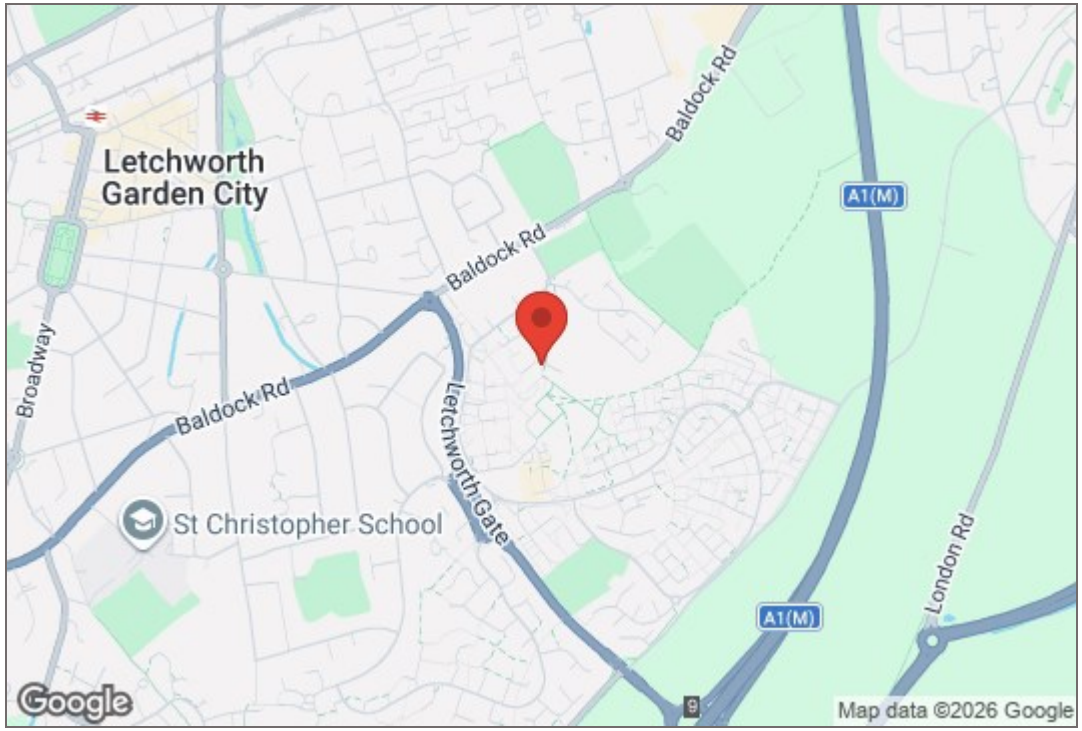
Letchworth Garden City
Baldock Rd
Baldock Rd
Baldock Rd
Broadway
Letchworth Gate
St Christopher School
A1(M)
A1(M)
London Rd
Google
Map data ©2026 Google

Baldock Rd
Radburn Way
Quinn Way
Letchworth Gate
Webb Cl
Waysbrook
Radburn Way
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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.

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 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 4G, O2 claims 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 - C

CONSERVATION AREA

The property is not located with in a conservation area

CONSTRUCTION

Brick under a tiled roof

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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