



29 Berkeley • Letchworth Garden City • Hertfordshire • SG6 2HA
Guide Price £785,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE MODERN DETACHED FAMILY HOME SUPERB KITCHEN/DINING ROOM EXTENSION SECLUDED REAR GARDEN

THE PROPERTY

The heart of this attractive modern detached family home is its splendid kitchen/dining room extension to the rear, complemented by separate sitting room, with fireplace and a family room, laundry and impressive wet room with shower, which doubles as a cloakroom/WC. The ground floor is complete by the attached garage.

The first floor provides four bedrooms, three doubles and a single/study. The master bedroom has its own en suite shower room and the other bedrooms are served by the well-appointed family bathroom.

The house benefits from uPVC double-glazed widows, a quintuple double-glazed folding door from the dining area to the rear garden, a large lantern above the dining area and gas fired central heating.

THE OUTSIDE

The house stands in a plot measuring approximately 74' by 64' (22.6m x 19.5m) overall. The low maintenance front garden is laid to slate chippings with ornamental shrubs and tree. The herring-bone brick paved drive provides off-street parking and leads to the attached garage.

A gate to the side leads to a fenced storage area laid to slate chippings from which a gate opens to the pleasingly private rear garden, which is some 25' (7.6m) in depth and screened to the rear by a tall conifer hedge. It is laid to lawn with paved and brick paved patios, gazebo, wisteria and ornamental and apple trees.

THE LOCATION

Berkeley is a pleasant residential close in an established residential area on the south side of the town. No 29 is three-quarters of a mile from the town centre and only a mile from the 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 27 minutes away in the other direction. Junction 9 on the A1(M) is a mile and a third away by car.

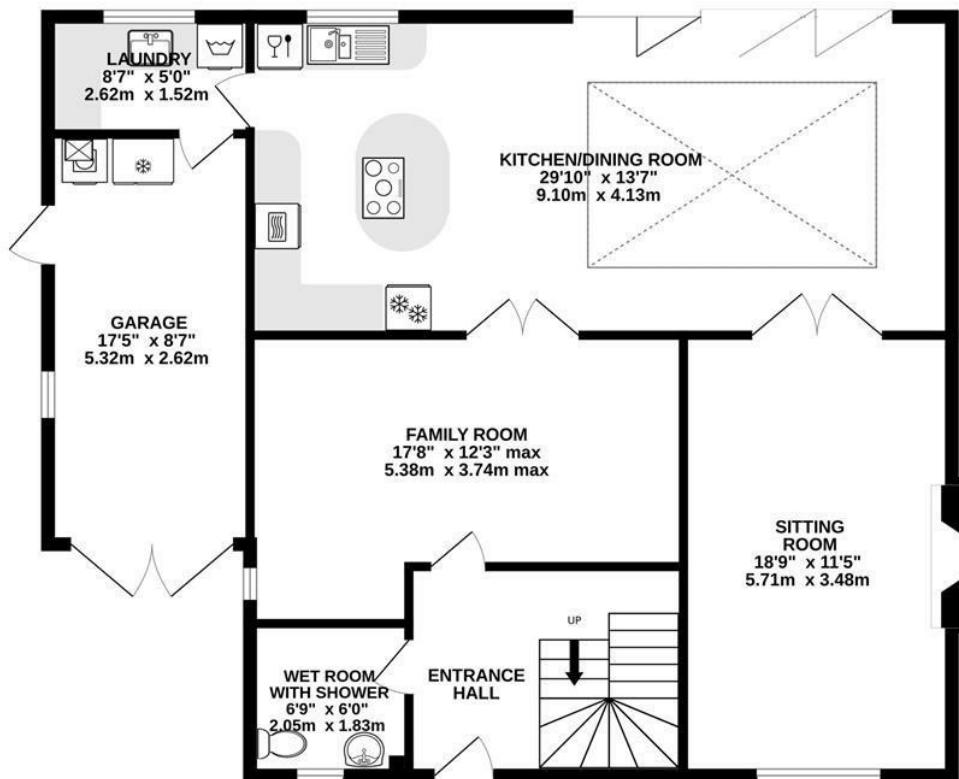
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces.



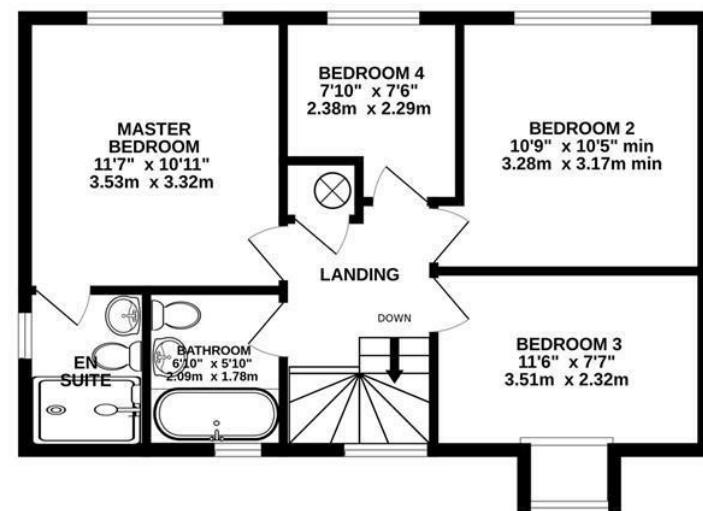




GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



THE TOTAL FLOOR AREA INCLUDES THE GARAGE

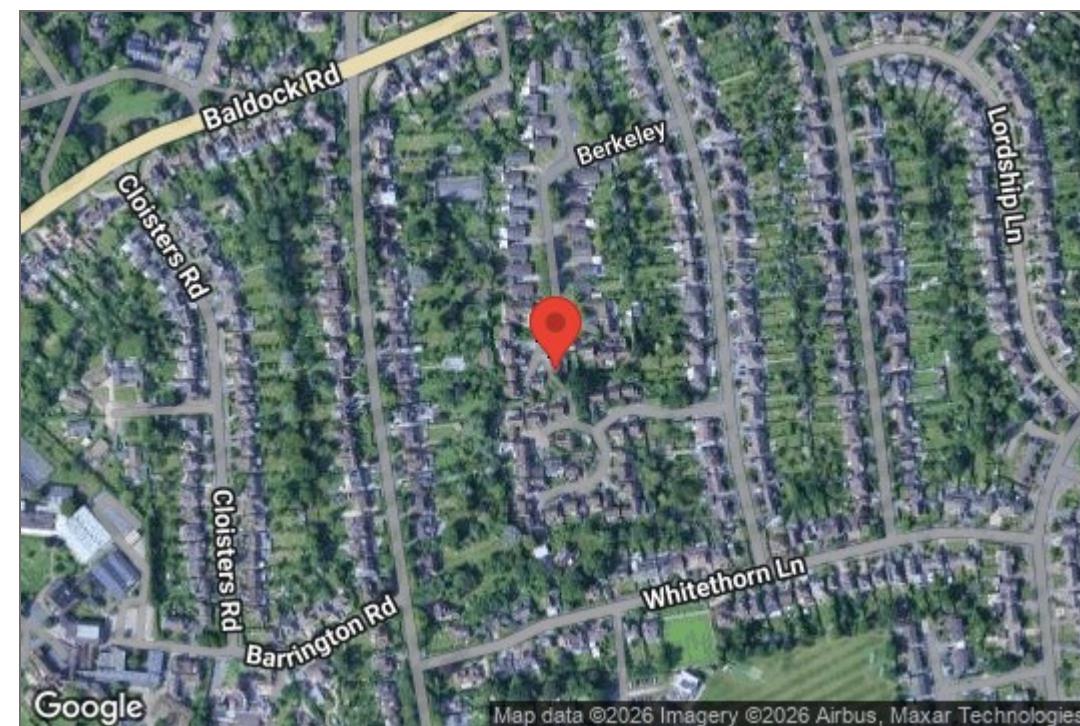
TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.

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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 walls under a pitched tiled 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 - C

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 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

Currently Band F, but subject to an improvement indicator. The banding may be revised following a sale.

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

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