



16 Ridge Road • Letchworth Garden City • Hertfordshire • SG6 1PN

Guide Price £530,000

Charter Whyman

TOWN & VILLAGE HOMES





DELIGHTFUL GARDEN CITY TOWN COTTAGE

DESIGNED BY PARKER & UNWIN

USEFUL HOME OFFICE

THE PROPERTY

This charming end of terrace house forms part of the Grade II listed Bird's Farm Estate, which was designed in 1906 by Parker and Unwin, the lead architects of the Garden City project and is one of the finest exemplars of the movement's style and ethos. This delightful family home has been exceptionally well updated and improved, whilst fully retaining its original charm and character.

The centrepiece is the semi open-plan dining room and kitchen which is complemented by a separate sitting room and laundry/cloakroom. Both reception rooms retain their original fireplaces. The first floor provides three double bedrooms and a well-appointed shower room. The house benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The cottage is set well back from and elevated above the road in a plot measuring approximately 87' by 51' (26.58m x 15.57m) overall. The front and side gardens are very attractively laid out with lawns, paved patios, herbaceous borders, rose bushes and ornamental shrubs and trees. The private rear garden is some 14'6" (4.43m) in depth and laid to lawn with herbaceous borders. Timber garden shed.

The former garage has been converted into an excellent office and store, but could be easily restored to a garage, if required. The brick paved driveway leading to the garage provides off-street parking for two cars.

THE LOCATION

Ridge Road is a much sought-after residential road of attractive cottages dating from the early days of the Garden City, close to Howard Park on the eastern side of the town centre. Set within the Letchworth Conservation Area, No 16 is less than half a mile of the town centre and the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London Kings Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1(M) is just 1.6 miles away by car.

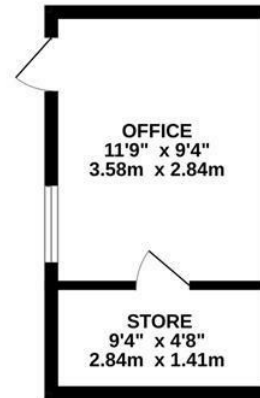
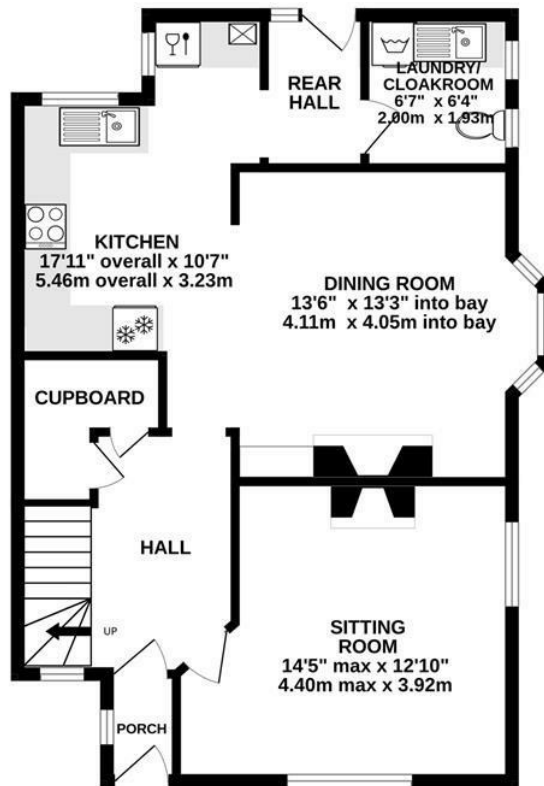
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. Hillshott Infant School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







GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

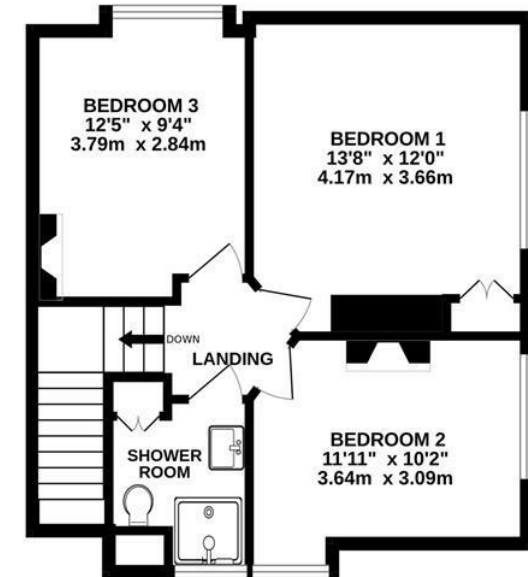


THE TOTAL FLOOR AREA DOES NOT INCLUDE THE OFFICE AND STORE

TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

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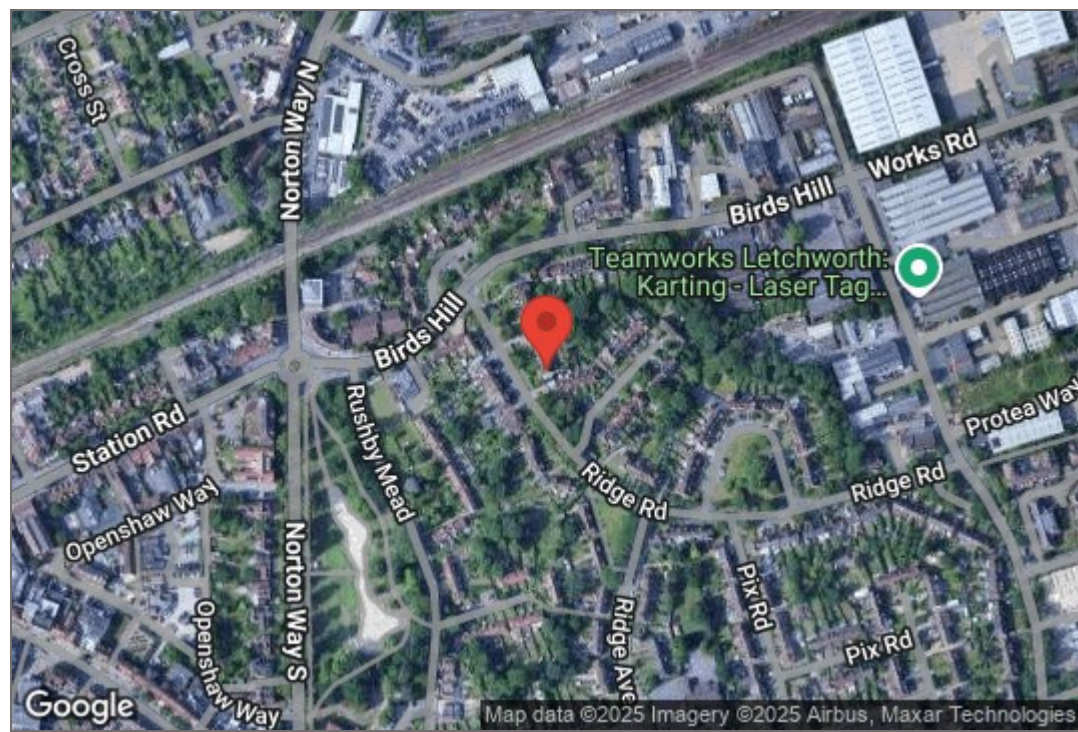
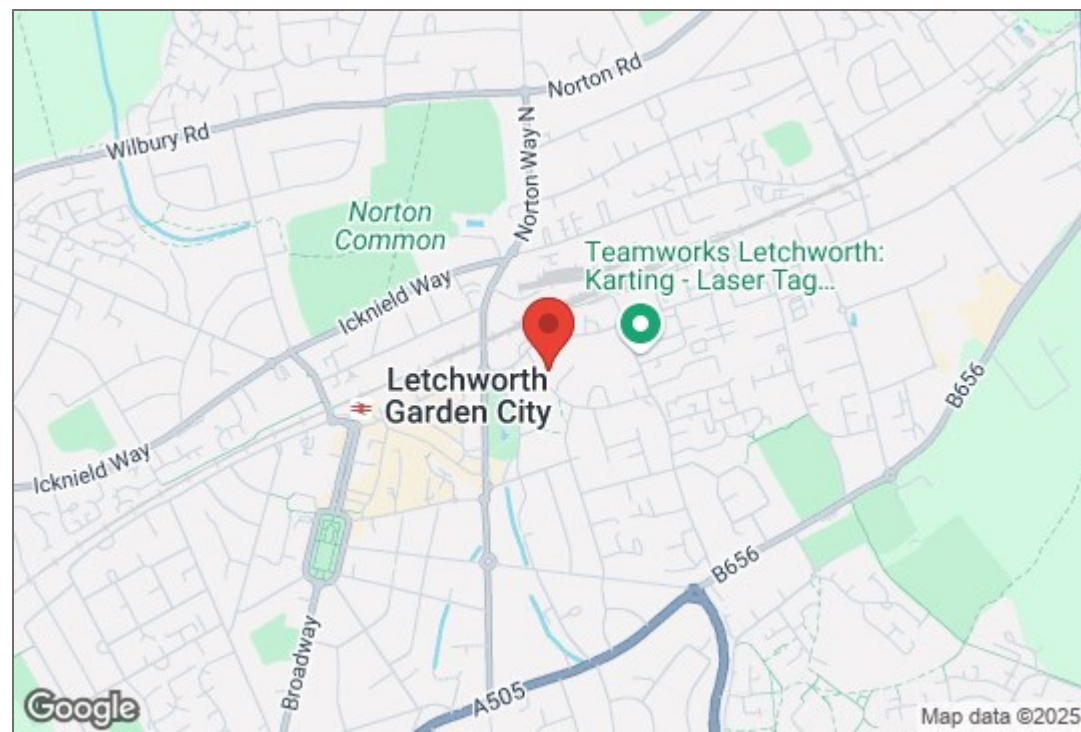
1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



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 with 935 years remaining. Peppercorn Ground Rent.

RESTRICTIVE COVENANTS

The sellers have confirmed that they are not aware of any covenants relating to this property. As part of the conveyancing process, your solicitor will be able to clarify this point. We understand that the Land Registry has no record of any covenants.

EASEMENTS

The sellers have advised that there are easements associated with this property. The easements refer to the delivery of the various utilities. As part of the conveyancing process, your solicitor will be able to clarify this point.

CONSTRUCTION

Solid brick, roughcast rendered externally, under a pitched tiled roof.

SERVICES

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

EPC RATING

Band -

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage, some only 4G.

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 located within the Letchworth 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.leitchworth.com

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.couk