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

Guide Price £575,000

Charter Whyman

TOWN & VILLAGE HOMES

JVC
COOK'S MATCHES
WATCHDOGS

CHARMING EARLY GARDEN CITY COTTAGE
PERIOD FEATURES AND UPDATED
ENVIABLE CENTRAL LOCATION

THE PROPERTY

This surprisingly spacious end of terrace cottage forms part of the Grade II listed Birds Hill Estate dating from 1906, designed by Parker & Unwin, the architects in charge of the Garden City project and regarded as one of the finest expressions of the Garden City concept.

The cottage retains its original charm and character with period fireplaces and parquet flooring, whilst being well updated. The garden room extension is a pleasant addition to the ground floor, which also provides two further reception rooms. modern kitchen, laundry area, bathroom and separate WC. There are three bedrooms and a shower room on the first floor. The loft conversion is approached via a spiral staircase from the first floor landing and provides the fourth bedroom, and a second shower room.

The house benefits from gas fired central heating.

THE OUTSIDE

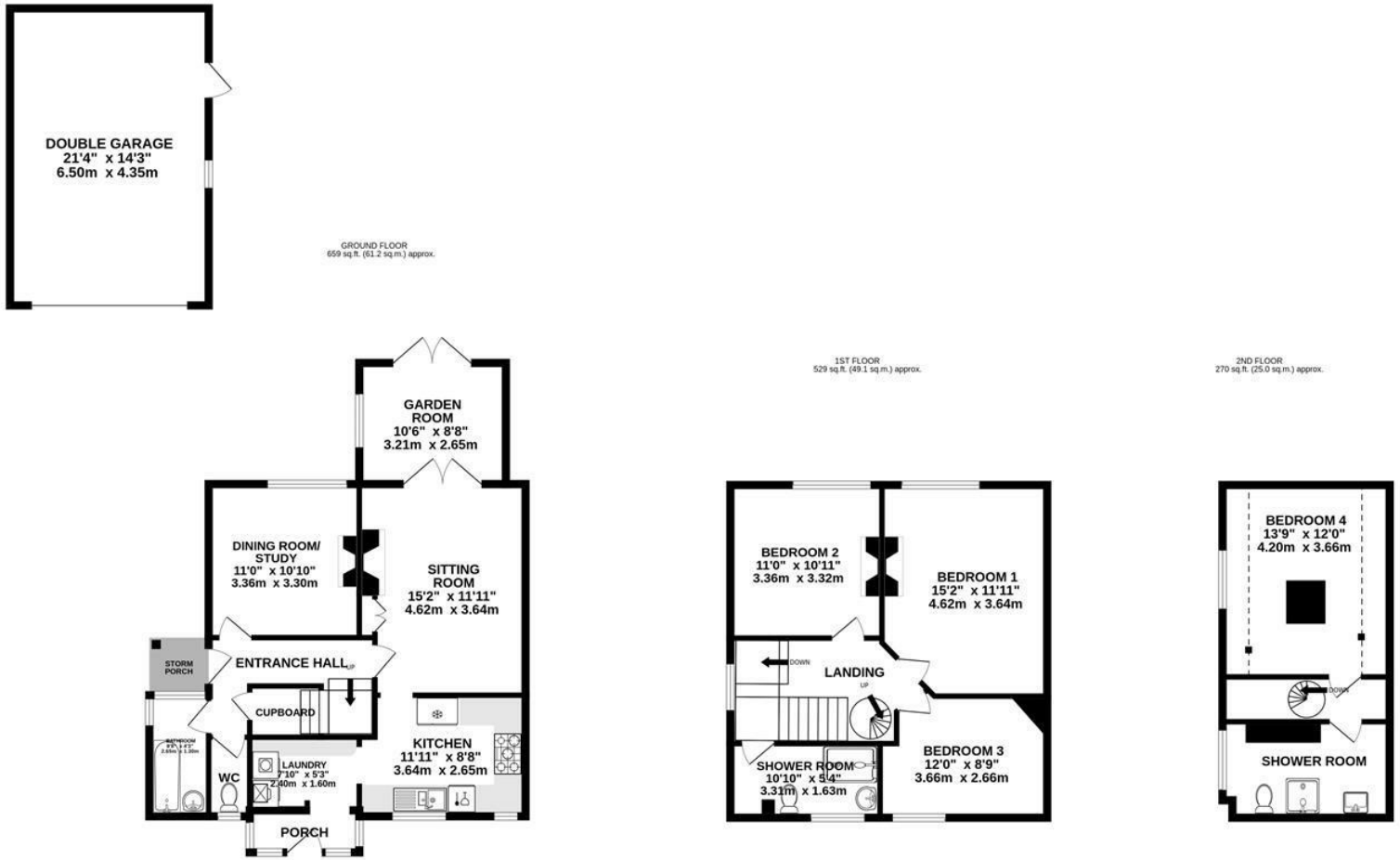
As expected in the Garden City, the cottage enjoys a good plot measuring approximately 139' by 40' (42.4m x 12.3m) overall. The front garden is screened by a hedge and laid to lawn and ornamental shrubs. The concrete driveway provides good off-street parking and leads to the detached double garage to the rear.

The rear garden is some 66' (20.2m) in length and laid to lawn with a paved patio, herbaceous borders, ornamental shrubs and trees and a pergola.

THE LOCATION

Lying just to the east of the town centre, the cottage is set in a peaceful close off the main run of Ridge Road, within half a mile of the mainline railway station and the town's shopping centre. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 27 minutes in the other direction. Junction 9 on the A1(M) is only 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, green open spaces and leisure facilities.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE DOUBLE GARAGE.

TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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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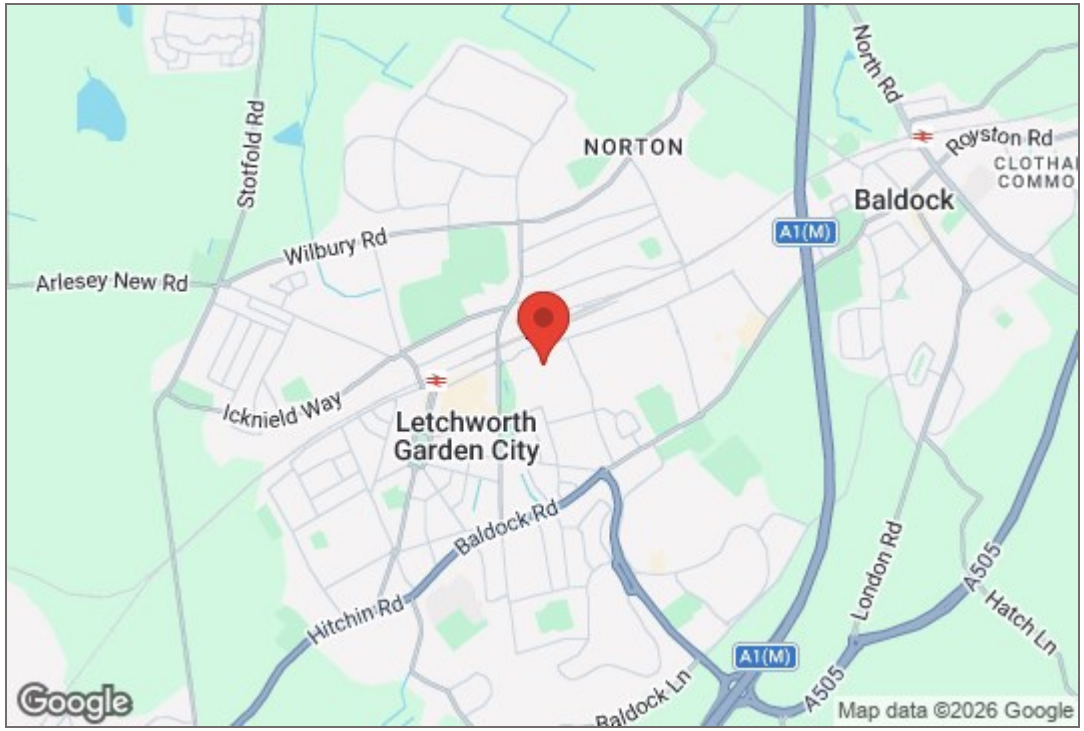
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NORTON
North Rd
Royston Rd
CLOTHAI
COMMO
Baldock
A1(M)
Wilbury Rd
Arlesey New Rd
Icknield Way
Letchworth
Garden City
Baldock Rd
Hitchin Rd
London Rd
A505
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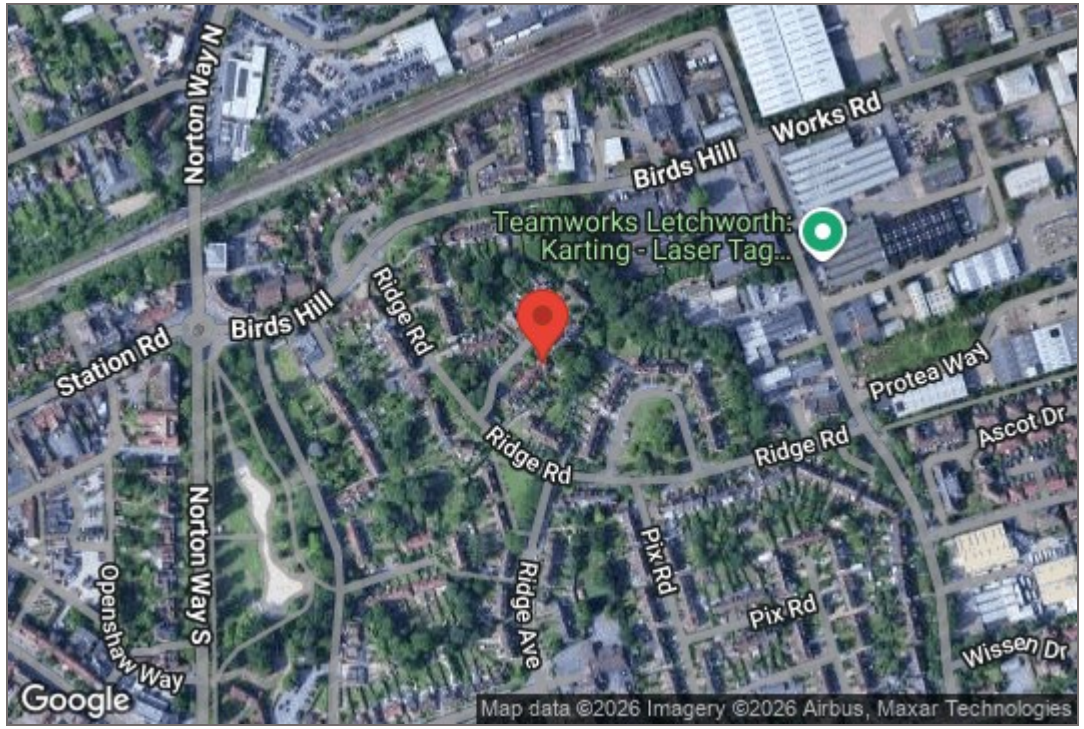
Norton Way N
Works Rd
Birds Hill
Teamworks Letchworth:
Karting - Laser Tag...
Ridge Rd
Station Rd
Protea Way
Ascot Dr
Ridge Rd
Ridge Rd
Norton Way S
Pix Rd
Ridge Ave
Pix Rd
Openshaw Way
Wissen Dr
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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.

CONSTRUCTION

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

SERVICES

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

EPC RATING

Band - D

LISTED PROPERTY

Grade II.

BROADBAND SPEED

A choice of provider claiming up to 10,000 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

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.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman
37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ
01462 685808
www.charterwhyman.couk