70 Shott Lane • Letchworth Garden City • Hertfordshire • SG6 1SE

Guide Price £355,000

Charter Whyman

TOWN & VILLAGE HOMES

OFFERED CHAIN FREE
CHARACTER COTTAGE
TWO GARDEN OFFICES/STUDIOS

THE PROPERTY

Tucked away within the heart of the town centre's highly desirable conservation area, this charming cottage effortlessly blends period character with versatile modern living. Arranged over three floors, the property offers an inviting atmosphere throughout, ideal for buyers seeking individuality, warmth and convenience in equal measure. Off-road parking to the front further enhances the practicality of this beautifully positioned home.

Inside, the cottage is rich in original features, with exposed floorboards and open fireplace creating a welcoming focal point within the lounge. The accommodation is both comfortable and functional, offering two well-proportioned double bedrooms alongside a first-floor bathroom, while the layout across three levels provides a sense of space and flexibility.

The gardens are a true highlight of the property. An initial rear garden extends approximately 66ft (20m), leading onto an additional garden area of around 150ft (45m), offering exceptional outdoor space with endless potential for entertaining, kitchen garden, relaxing or family enjoyment.

Adding further appeal are two detached outdoor studios, both equipped with light and power, perfectly suited for a home office, gym, creative workspace or hobby room. A unique cottage offering lifestyle, charm and flexibility in a prime central location.

THE LOCATION

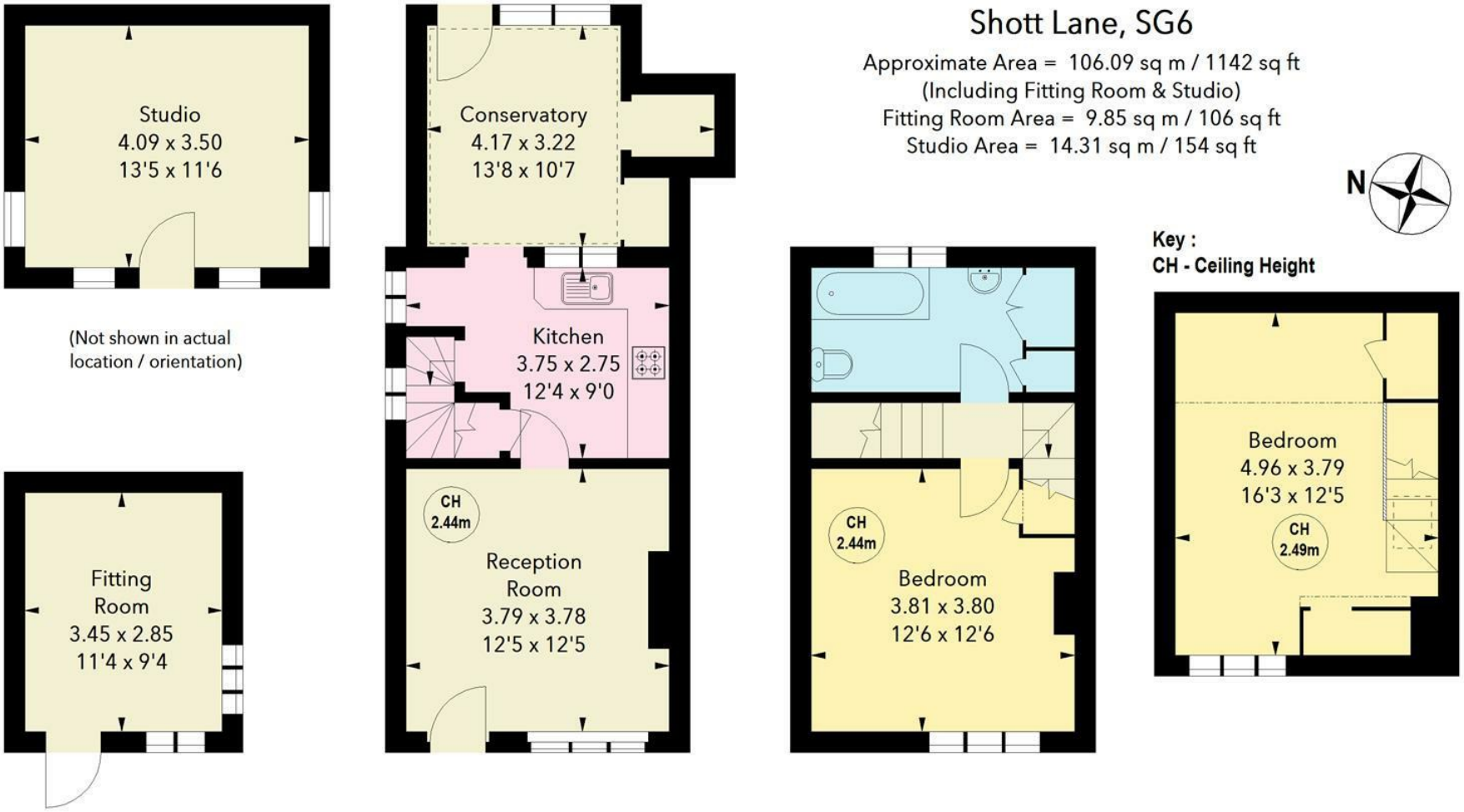
Shott Lane is very conveniently located just to the east of the town centre. No 70 is only a third of a mile from the town centre and half a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1(M) is a mile and a quarter 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, two of the most notable, Howard Park and the 63-acre Norton Common, are only a quarter of a mile and three-quarters of a mile away respectively.

Omlet

Shott Lane, SG6

Approximate Area = 106.09 sq m / 1142 sq ft
(Including Fitting Room & Studio)
Fitting Room Area = 9.85 sq m / 106 sq ft
Studio Area = 14.31 sq m / 154 sq ft



Ground Floor
Approx. 37.72 sq m / 406 sq ft

First Floor
Approx. 25.45 sq m / 274 sq ft

Second Floor
Approx. 18.77 sq m / 202 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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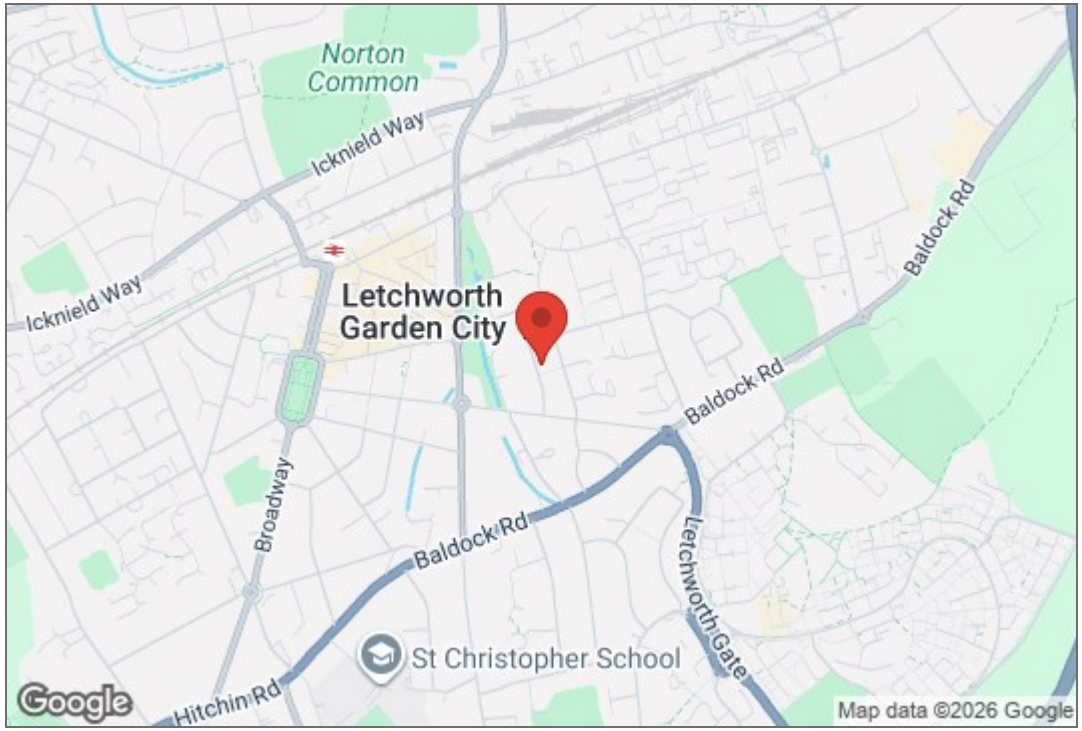
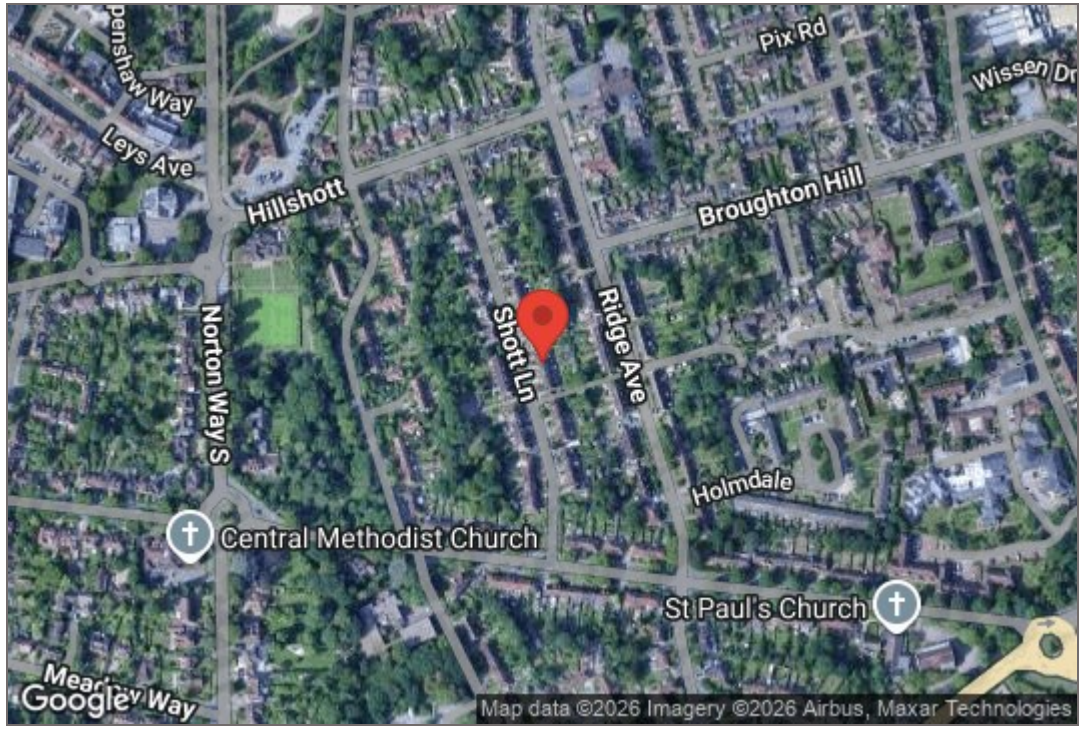

Norton Common
Icknield Way
Icknield Way
Letchworth Garden City
Baldock Rd
Baldock Rd
Baldock Rd
Broadway
Letchworth Gate
St Christopher School
Hitchin Rd
Google
Map data ©2026 Google


Pix Rd
Wissen Dr
Leys Ave
Hillshott
Broughton Hill
Norton Way S
Shott Ln
Ridge Ave
Holmdale
Central Methodist Church
St Paul's Church
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

TENURE

LEASEHOLD
990 YEARS FROM SEPTEMBER 1994, WITH 958 YEARS REMAINING.

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

Rendered brick under a pitched tiled roof

SERVICES

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

EPC RATING

Band - D

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 - B

CONSERVATION AREA

The property is located in the 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
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