



172 Glebe Road • Letchworth Garden City • Hertfordshire • SG6 1DY

Guide Price £415,000

Charter Whyman

TOWN & VILLAGE HOMES





TRADITIONAL GARDEN CITY TOWN COTTAGE WELL MODERNISED VERY USEFUL OUTBUILDING

THE PROPERTY

This traditional Garden City town cottage dates from 1926 and has been well modernised and usefully extended on the ground floor. The sitting room is complemented by an open-plan L-shaped room providing a fine kitchen/breakfast room and dining areas. There is also a laundry/utility/cloakroom/WC.

Upstairs are two good bedrooms and a splendid modern bathroom with both bath and shower.

The house benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The cottage stands in a plot measuring approximately 200' by 20' (61.1m) x 6.2m) overall. It is set some 41' (12.7m) back from the road behind a neat front garden laid to lawn with ornamental privet and magnolia. The gravel forecourt provides off-street parking for two cars.

The rear garden is about 126' (38.38m) in length with a walled and paved patio, steps up to the lawn, herbaceous borders and ornamental shrubs. The useful outbuilding providing garden room, studio or office, workshop/store and garden store is a particularly attractive feature of the property. The gardens continue to the rear of the outbuilding.

There is a right-of-way to the rear garden around the end of the terrace and back to the road.

THE LOCATION

Glebe Road is located just to the north-east of the town centre and No 172 is within a mile of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross 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 2.3 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, the most impressive being the 63-acre Norton Common, which is only half a mile away.



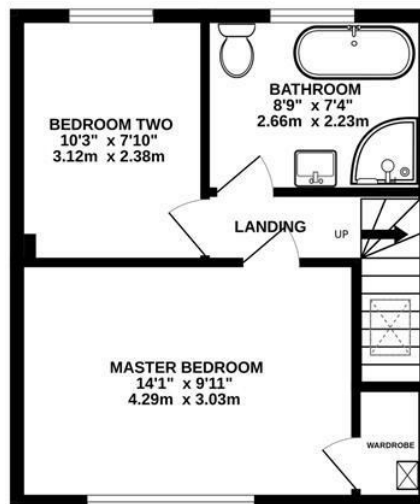




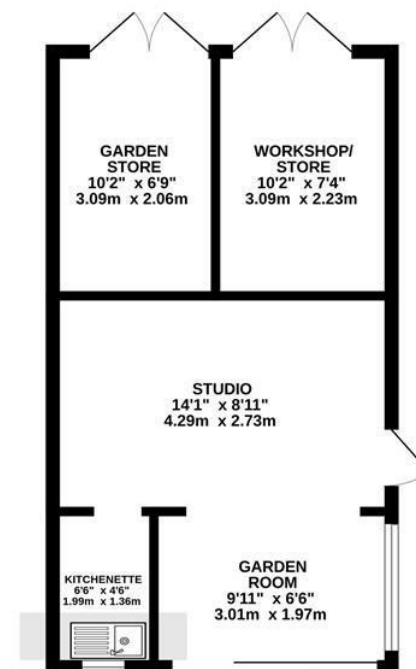
GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



OUTBUILDING
360 sq.ft. (33.4 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE OUTBUILDING

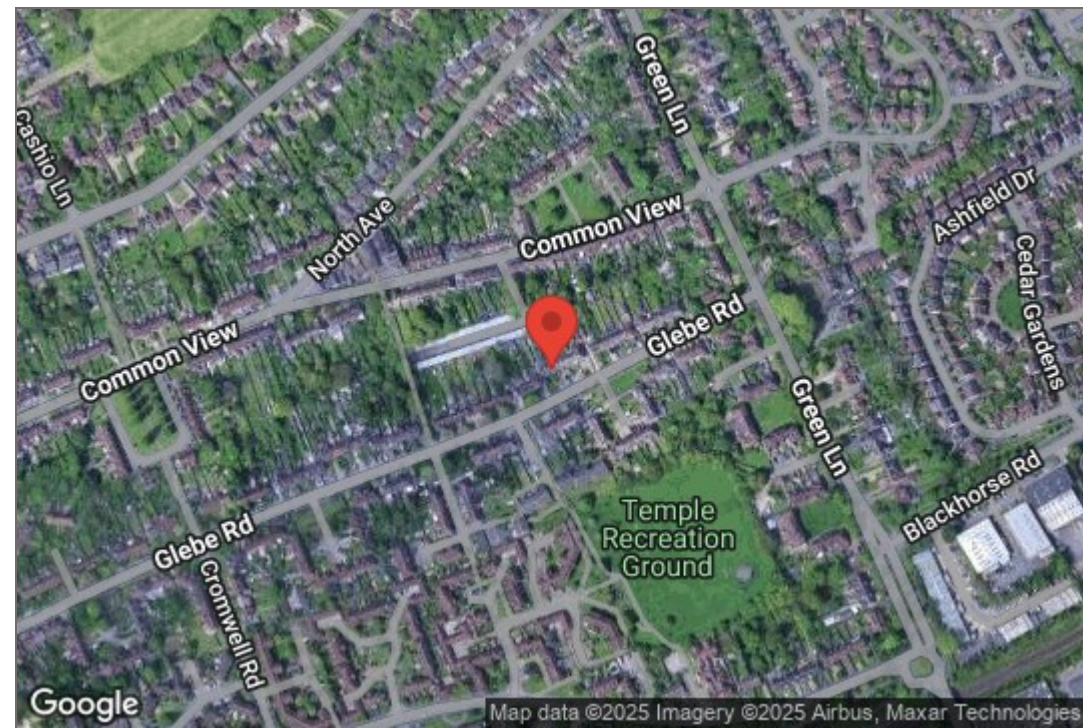
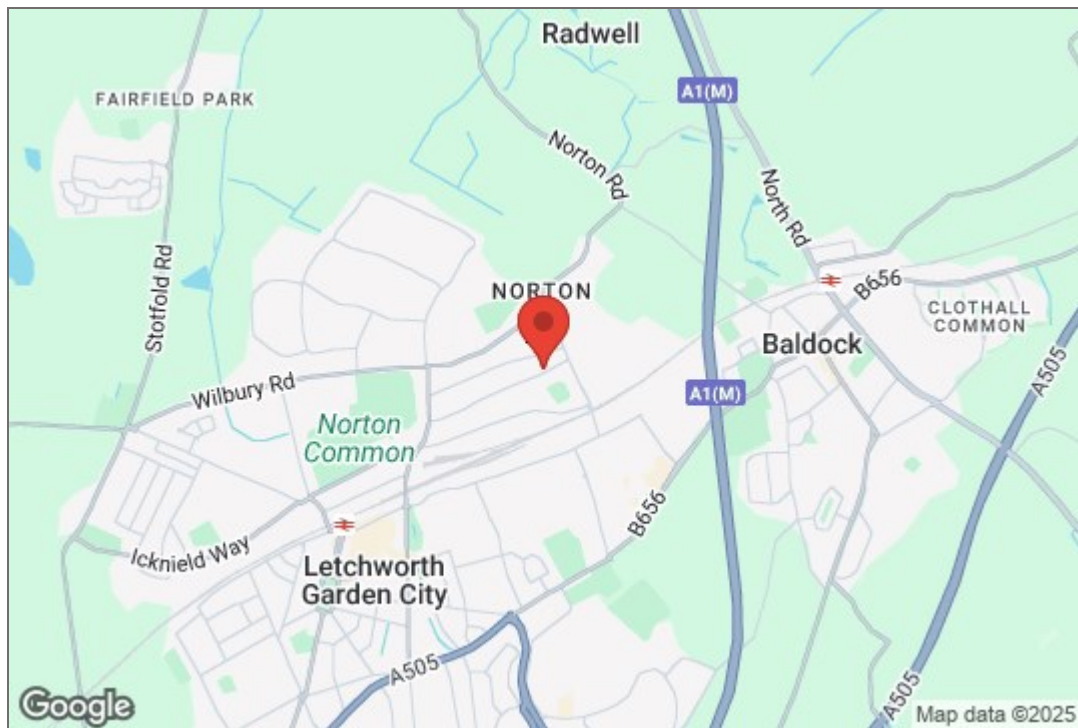
TOTAL FLOOR AREA : 856sq.ft. (79.5 sq.m.) approx.

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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

LEASEHOLD: 990 year term with 935 years remaining. No 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. None are recorded by the Land Registry.

EASEMENTS

The sellers have advised that there are easements associated with this property. The easements refer to a pedestrian right of way enjoyed by the property to access the rear garden and by the neighbouring properties to access theirs. The likelihood is that they will also include details of the provision of services connected to the property. 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. The extension is of insulated cavity construction under a flat roof.

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

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

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37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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www.charterwhyman.couk