38 North Avenue • Letchworth Garden City • Hertfordshire • SG6 IDJ

Guide Price £625,000

Charter Whyman

TOWN & VILLAGE HOMES

Tefal

OFFERED CHAIN FREE
DETACHED BUNGALOW
BEAUTIFULLY PRESENTED

THE PROPERTY

Situated on one of the area's most well regarded roads for traditional Garden City bungalows, this beautifully extended home offers a superb blend of character, space and modern living. Importantly, the property has been thoughtfully retained as a bungalow, providing versatile and accessible accommodation ideal for a wide range of buyers.

The accommodation has been extended to an excellent standard and throughout the property the quality of finish is immediately apparent.

At the heart of the home is the impressive open plan kitchen, dining and sitting room, a wonderfully sociable space perfectly designed for modern day living and entertaining. The kitchen itself is fitted to a high standard with quality units and fittings, whilst the generous sitting and dining areas enjoy direct access to the rear garden through glazed doors, allowing plenty of natural light to flood the space.

There are three well proportioned bedrooms, the principal bedroom benefitting from its own stylish ensuite shower room. A contemporary family bathroom serves the remaining bedrooms, again finished to a very good standard.

THE LOCATION

North Avenue is a tree-lined residential avenue close to the town centre, just over 1 mile away from Letchworth Station (24 minute walk according to google maps). 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 1.4 miles away by car.

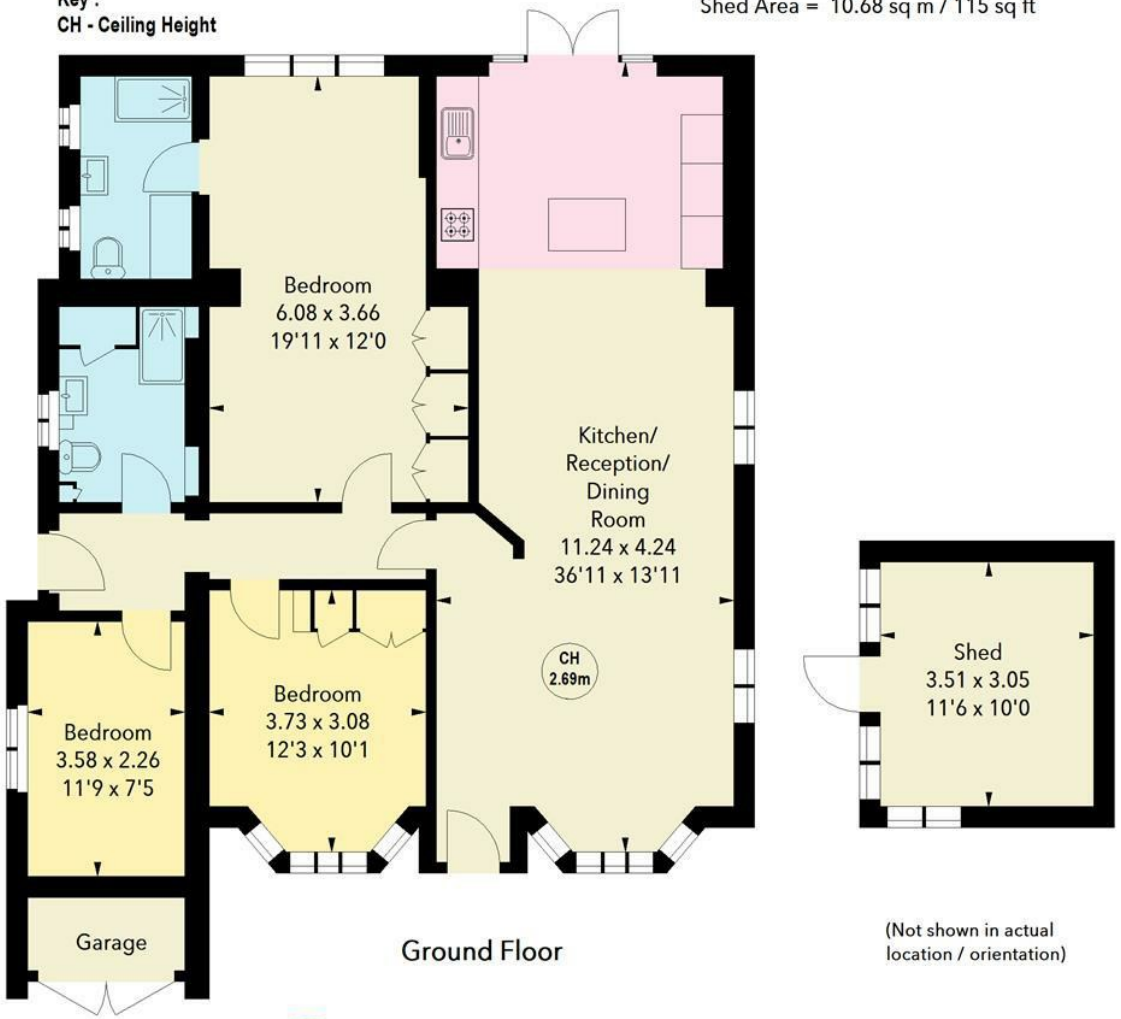
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim.

The town provides excellent schools, shops, leisure facilities and green open spaces. The house is well placed for easy access to schools, with St Francis' College and the St Christopher School both about half a mile away, the Lordship Farm Primary School three-quarters of a mile and the Highfield School and St Thomas More RC Primary School within a mile

North Avenue, SG6

Approximate Area = 109.53 sq m / 1179 sq ft
(Including Garage & Excluding Shed)
Garage Area = 2.32 sq m / 25 sq ft
Shed Area = 10.68 sq m / 115 sq ft

Key :
CH - Ceiling Height



Ground Floor

(Not shown in actual location / orientation)

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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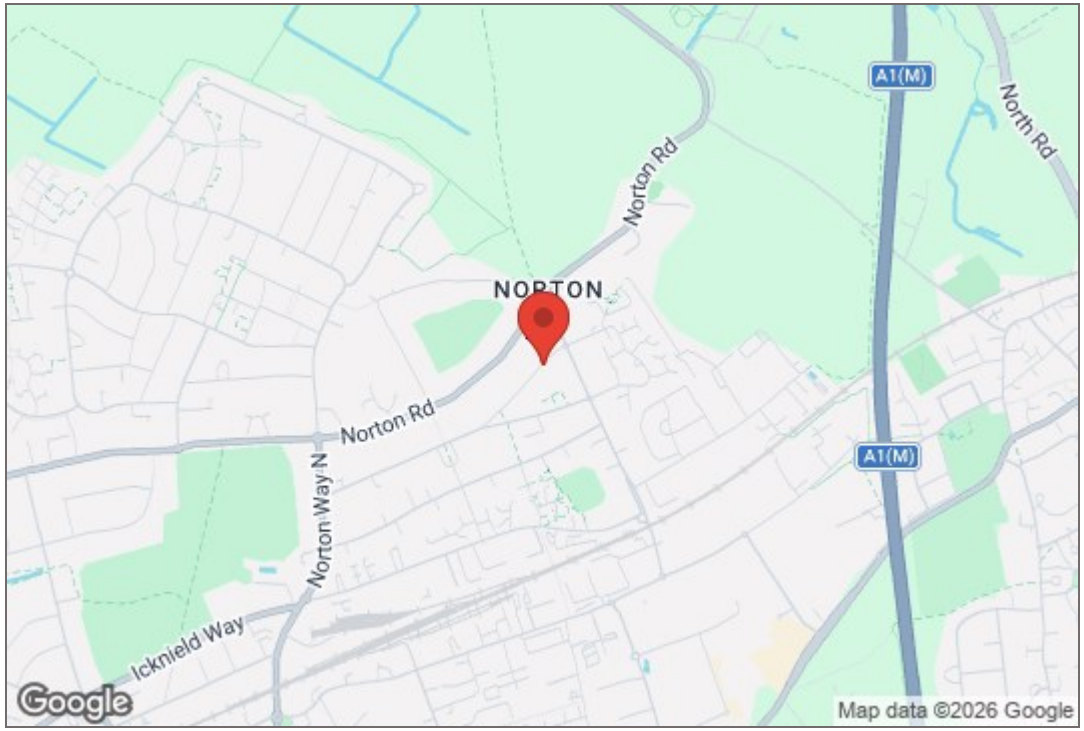
A1(M)
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Icknield Way
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Map data ©2026 Google

Croft Ln
Green Ln
Norton Playing Fields
Norton Rd
Talbot Way
Green Ln
Cashio Ln
North Ave
Common View
Ashfield Dr
Cedar Gardens
Glebe Rd
Common View
Google
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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

Rendered brick walls under pitched tiles roof.

SERVICES

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

EPC RATING

Band - D

LISTED PROPERTY

The property is not listed.

BROADBAND SPEED

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

MOBILE SIGNAL

Most providers claim 4G, with a few claiming 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 - D

CONSERVATION AREA

The property is not in 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

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