



14 Wheat Hill • Letchworth Garden City • Hertfordshire • SG6 4HJ

Guide Price £600,000

Charter Whyman

TOWN & VILLAGE HOMES





BEAUTIFULLY PRESENTED
SOUGHT AFTER LOCATION
KITCHEN DINER ON TO REAR GARDEN

THE PROPERTY

Occupying a sought-after position within a well-established residential road, this beautifully presented detached bungalow has been thoughtfully extended to create a stylish and exceptionally well-balanced home. Finished to a high standard throughout, the property offers bright, spacious accommodation that effortlessly combines contemporary design with everyday comfort.

The true heart of the home is the stunning open-plan kitchen/dining room, flooded with natural light from a striking twin roof lantern and enhanced by bi-fold doors that seamlessly connect the interior with the beautifully landscaped rear garden. The generous sitting room provides an elegant space to relax, centred around an attractive feature fireplace with electric fire, while the impressive finish throughout creates an immediate sense of quality.

Two generous double bedrooms, each benefiting from attractive bay windows overlooking the front aspect, offer comfortable and versatile accommodation. Completing the interior is a superbly appointed bathroom, stylishly refitted with quality fixtures and fittings to create a luxurious contemporary space.

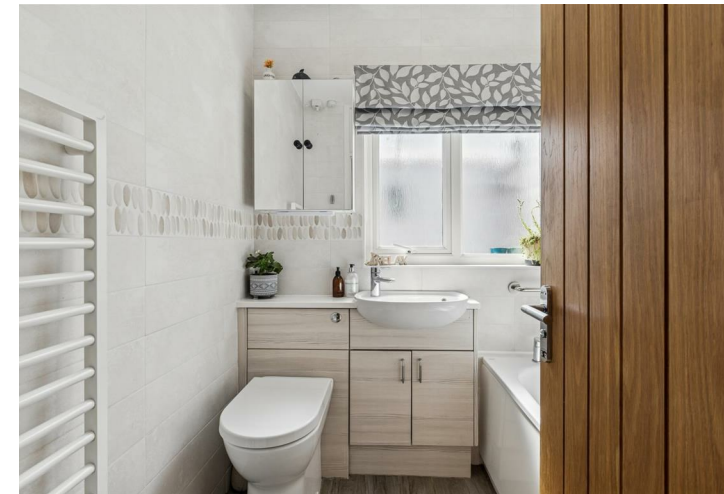
Outside, the landscaped rear garden extends to approximately 76ft, featuring a generous paved terrace leading onto a well-maintained lawn, providing an ideal setting for entertaining and family enjoyment. A superb garden room offers the perfect home office, studio or hobby space, while the front of the property benefits from ample driveway parking and an attached single garage, completing this outstanding home.

THE LOCATION

Wheat Hill is pleasantly located just to the north of Norton Common. No 14 is just three-quarters of a mile from 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 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is 2.7 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 notable of which, the 63-acre Norton Common, is within 300 yards.







Wheat Hill, SG6

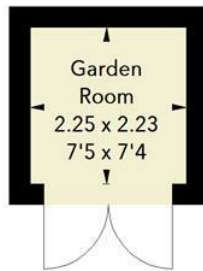
Approximate Area = 105.53 sq m / 1136 sq ft
(Including Garage & Garden Room & Excluding Lean To)

Garage Area = 11.71 sq m / 126 sq ft

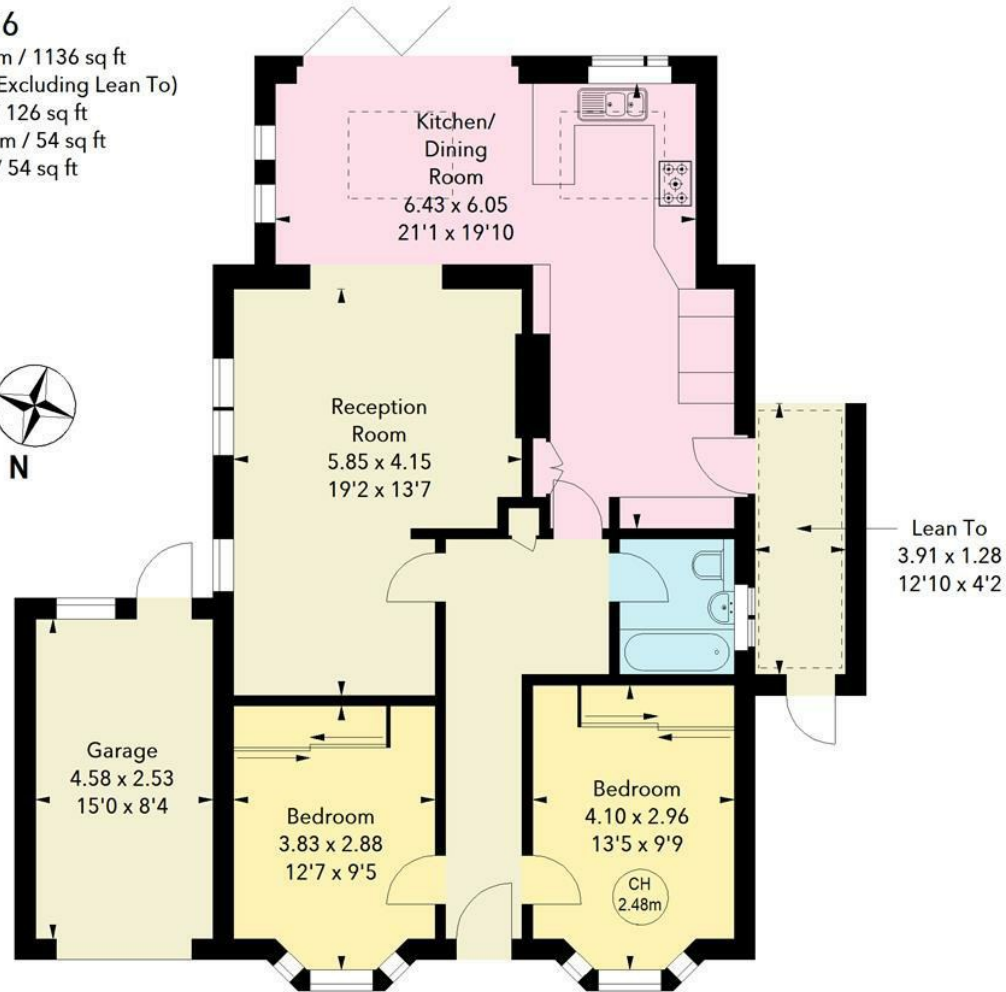
Garden Room Area = 5.02 sq m / 54 sq ft

Lean To Area = 5.02 sq m / 54 sq ft

Key :
CH - Ceiling Height



(Not shown in actual location / orientation)



Ground Floor

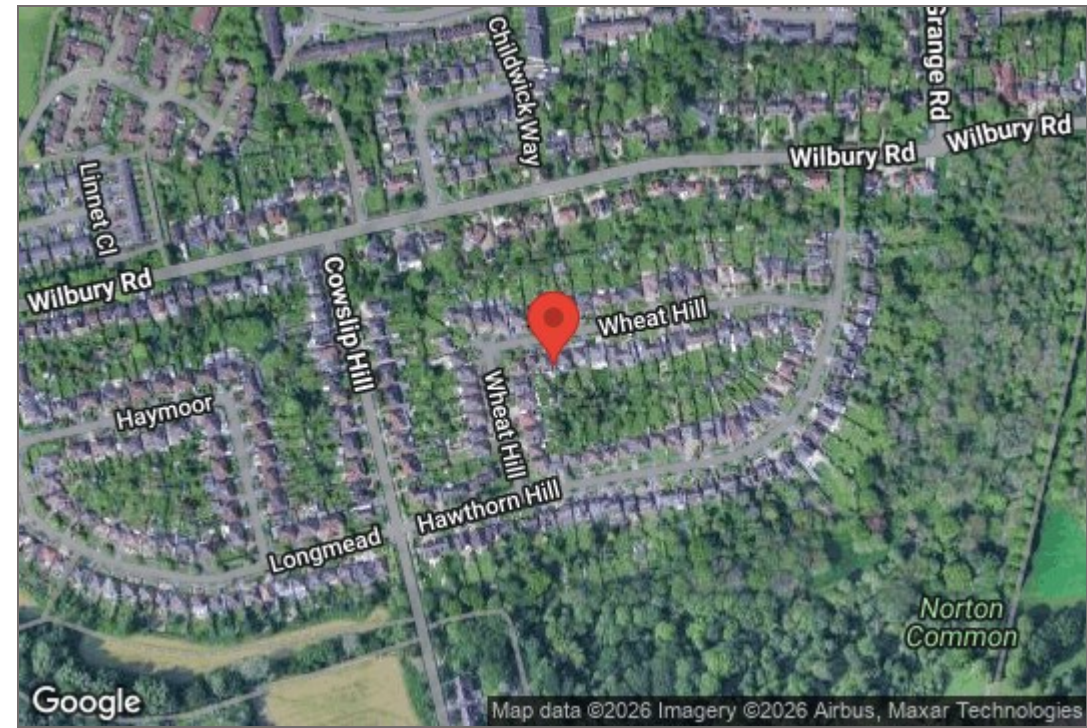
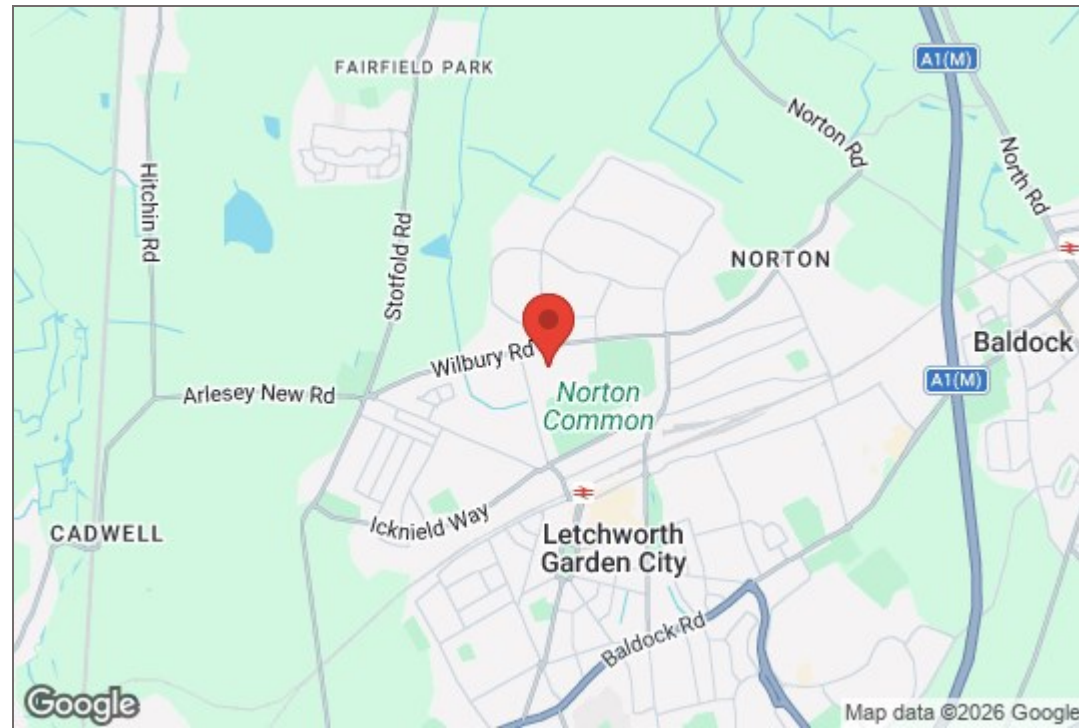


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative 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

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.

CONSTRUCTION

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 - D

CONSERVATION AREA

The property is not 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

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

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www.charterwhyman.co.uk