



22 Earlsmead • Letchworth Garden City • Hertfordshire • SG6 3UE

Guide Price £1,075,000

Charter Whyman

TOWN & VILLAGE HOMES





SUPERBLY PRESENTED FAMILY HOME FULLY REFURBISHED & SPACIOUS ACCOMMODATION LARGER THAN AVERAGE GARDEN PLOT

THE PROPERTY

This very spacious modern detached house has recently undergone a thorough scheme of refurbishment and is now a truly stunning family home. Its centrepiece is the outstanding L-shaped dining room/kitchen/breakfast room; the high end 'Wentworth' kitchen is exceptionally well equipped with two dishwashers, two fridges, two ovens plus a combination microwave, an induction hob incorporating an extractor and 'Quooker' tap providing instant hot, boiling, chilled and sparkling water. The dining area opens to a fine garden room and both have underfloor heating. The ground floor, which has top-quality 'Karndean' flooring throughout, also includes a spacious sitting room, study, cloakroom/WC, utility room and double garage which has recently been fitted with new doors.

The first floor is equally impressive with five good bedrooms. Both the en suite shower room to the master bedroom and the family bathroom, which boasts both shower and bath, have been re-fitted to the highest standards and benefit from underfloor heating. There is ample space to form a second en suite to Bedroom 2, if required.

The property benefits from uPVC double-glazed windows and central heating supplied by a new gas fired boiler.

THE OUTSIDE

The house stands in a larger than average plot measuring approximately 102' by 101' (31.1m x 30.9m) overall. The front garden is laid to lawn with laurel hedge and silver birch tree. The block paved drive provides off-street parking for three or four cars and leads to the integral double garage.

A gate to the side leads to the rear garden which wraps around the side and rear of the house. With an average depth of some 46' (14m) the garden is laid to lawns with paved patios, herbaceous borders and ornamental shrubs. Timber summerhouse.

The plot adjoins the Willian Way Par 3 golf course, affording a pleasant outlook and peaceful setting.

THE LOCATION

Set in a quiet cul-de-sac off the main run of Earlsmead, itself a residential close, the house enjoys a very pleasant setting in the popular Manor Park area on the south side of Letchworth, Just a mile and a quarter from the town centre and mainline railway station. Letchworth Garden City is on London to Cambridge mainline with the fastest service to King's Cross taking only 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is a mile and a half away by car.

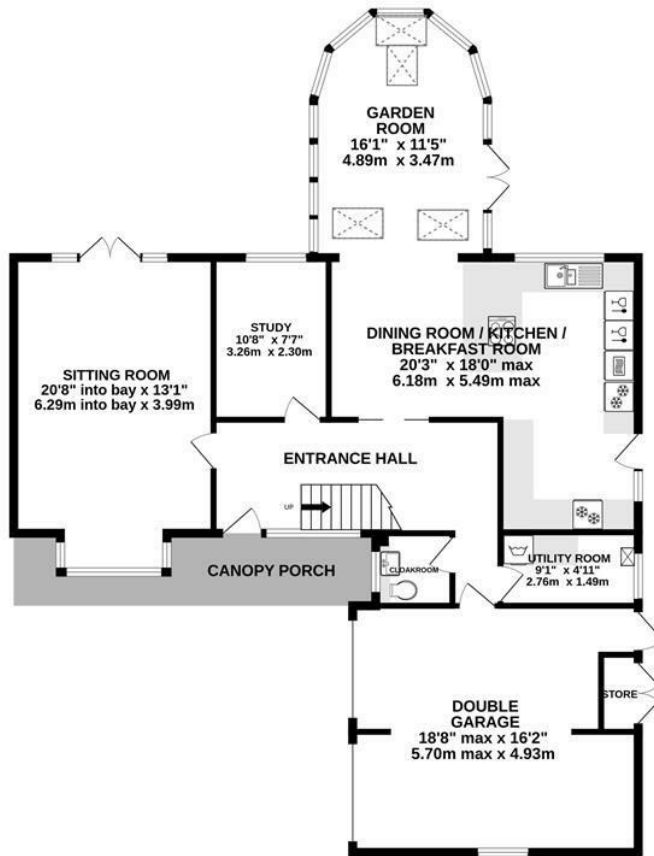
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent schools, shops, leisure facilities and green open spaces. Letchworth Golf Club and Lordship Farm Primary School are both within half a mile.



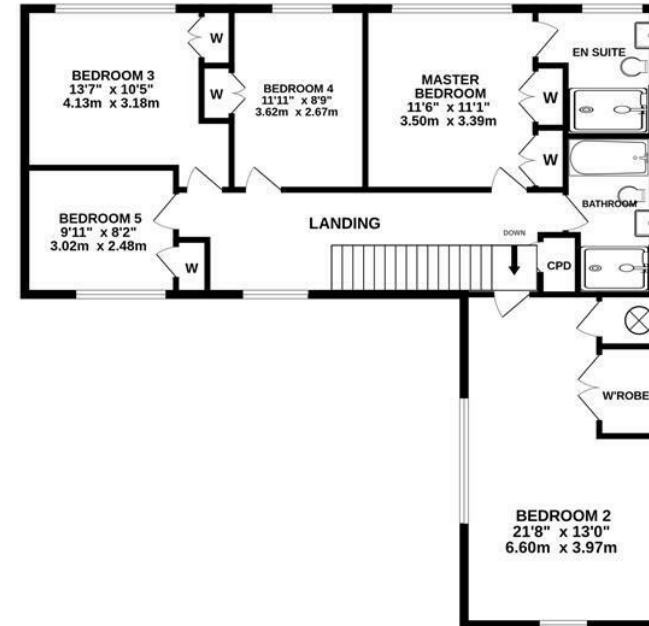




GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
1061 sq.ft. (98.6 sq.m.) approx.

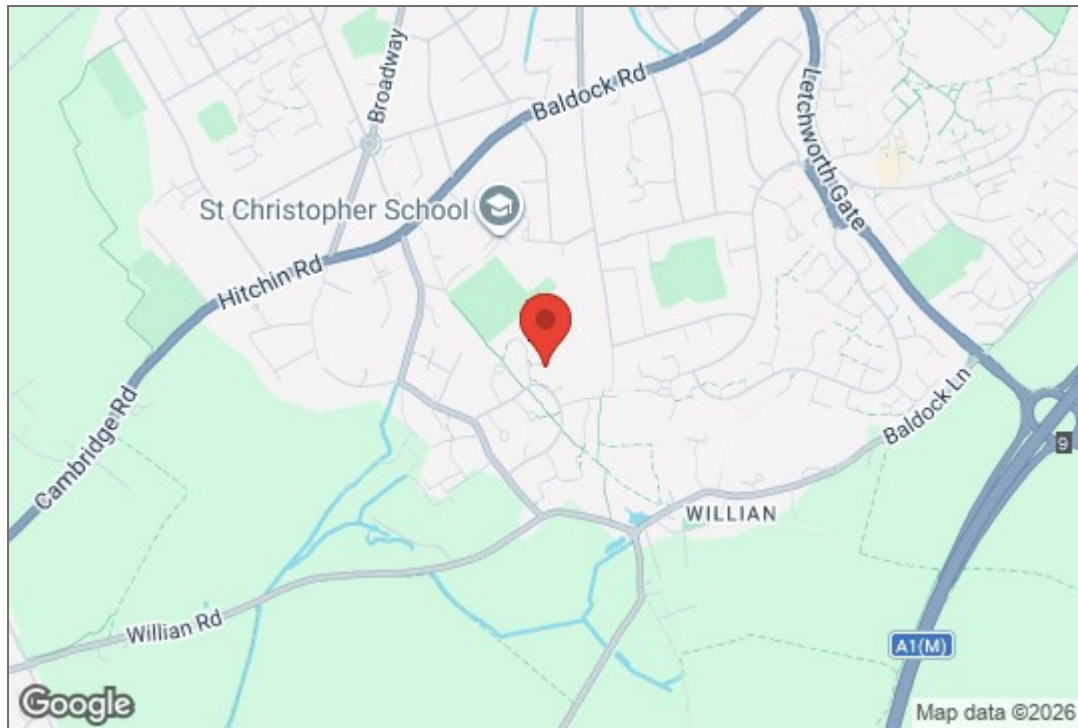


THE FLOOR AREA INCLUDES THE DOUBLE GARAGE

TOTAL FLOOR AREA : 2370 sq.ft. (220.1 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.



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

Of cavity wall construction under a pitched tiled roof.

SERVICES

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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

EPC RATING

Band - D

BROADBAND SPEED

A choice of provider claiming up to 1,000 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 - G

CONSERVATION AREA

The property is not located within 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.lethworth.com

Charter Whyman

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