



54 Norton Road • Letchworth Garden City • Hertfordshire • SG6 1AE

Guide Price £950,000

Charter Whyman

TOWN & VILLAGE HOMES





EDGE OF TOWN SETTING STUNNING FAMILY ACCOMMODATION APPROX. 1/3rd ACRE PLOT

THE PROPERTY

Occupying a generous plot of just under one-third of an acre, this charming early Garden City semi-detached residence enjoys an enviable position on one of Letchworth's sought-after residential roads. Set well back from the road behind a deep frontage, the property offers an excellent degree of privacy, while the established rear garden extends to approximately 105ft, creating a wonderful outdoor setting for families and entertaining alike.

A welcoming reception hall leads to three impressive reception rooms, each offering exceptional proportions and versatility. The elegant lounge is centred around a feature fireplace with a solid fuel burner, while the bright family room boasts a striking roof lantern and double doors opening onto the garden. A third reception room provides the perfect home office, studio or additional sitting room.

At the heart of the home is a spacious, light-filled kitchen, dining and family area, thoughtfully designed for modern living. Complete with a breakfast bar and bi-fold doors leading directly onto the rear patio, this sociable space seamlessly connects indoor and outdoor living. A convenient ground floor shower room completes the accommodation.

Upstairs, four well-proportioned bedrooms are served by a family bathroom with a separate shower. Outside, a substantial driveway provides ample off-road parking and leads to a detached double garage, while the expansive lawn and generous patio offer an idyllic backdrop for relaxing, entertaining and family life.

THE LOCATION

Norton Road is a highly regarded residential road on the north-east side of Letchworth. No 54 is within a mile and a quarter of the town centre and 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. The centre of Norton, one of the three ancient villages absorbed by the Garden City, is just a third of a mile away and provides a pub, the highly regarded St Nicholas Primary School and the historic parish church. Junction 9 on the A1 (M) is 2.6 miles away by car, as is Junction 10.

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 of which, the 63-acre Norton Common, is only half a mile away.





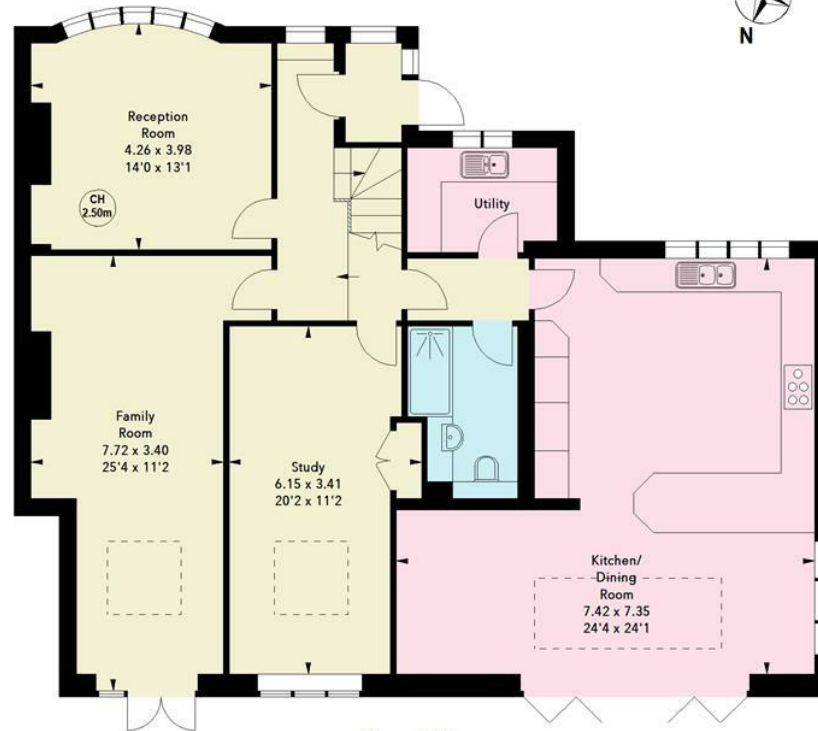
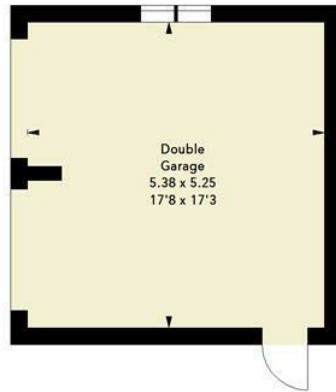


Norton Road, SG6

Approximate Area = 223.42 sq m / 2405 sq ft
(Including Garage)

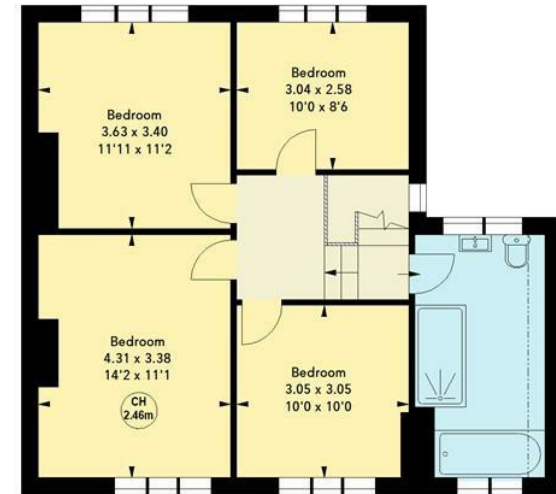
Garage Area = 28.33 sq m / 305 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 132.01 sq m / 1421 sq ft



First Floor

Approx. 63.08 sq m / 679 sq ft

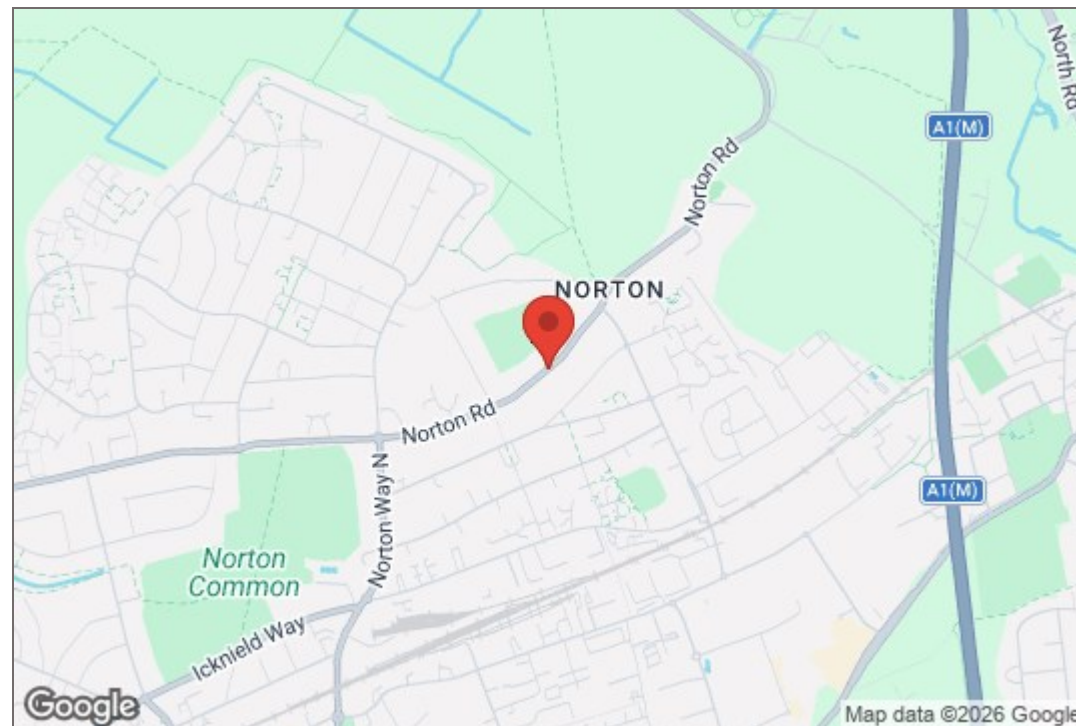


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

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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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 tiled roof

SERVICES

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

EPC RATING

Band -

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 - E

CONSERVATION AREA

The property is located in a 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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