



318 Norton Way South • Letchworth Garden City • Hertfordshire • SG6 1TA

Guide Price £775,000

Charter Whyman

TOWN & VILLAGE HOMES





SOUGHT AFTER CENTRAL ROAD GREAT OPPORTUNITY TO CREATE A FAMILY HOME IN EXCESS OF 1/4 ACRE

THE PROPERTY

Situated on one of the Garden City's most sought-after residential roads within the town centre conservation area, this charming early Letchworth Garden City home, dating from 1906, occupies an established plot exceeding a quarter of an acre. Offered chain free and presenting exciting scope for updating and enhancement, the property combines character, space and outstanding future potential in a prime setting.

A welcoming reception hall opens into a spacious dining room featuring a delightful window seat, while the elegant lounge flows seamlessly into the conservatory, creating ideal entertaining and family spaces. The kitchen includes a breakfast area, complemented by a practical utility room, all offering excellent opportunities for stylish modernisation.

To the first floor are three well-proportioned bedrooms, served by a family bathroom and separate dressing area. Natural light and attractive outlooks enhance the accommodation throughout, while the layout offers flexibility for buyers seeking to reconfigure or extend, subject to the necessary planning permissions and consents if desired internally.

Outside a paved terrace leads onto generous lawned gardens, creating a wonderful setting for relaxing or entertaining during warmer months. To the side is a discreet courtyard providing a secluded, sunbathed seating area. A detached garage, with electric door and ample off-road parking, with carriage driveway, further enhance the appeal of this substantial home, ideally positioned moments from the town centre, amenities and excellent transport connections.

THE LOCATION

Norton Way South is a tree-lined residential avenue leading south from the town centre. Number 318 is within half a mile of the town centre and just over half a mile from 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. 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.





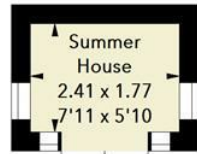


Norton Way South, SG6

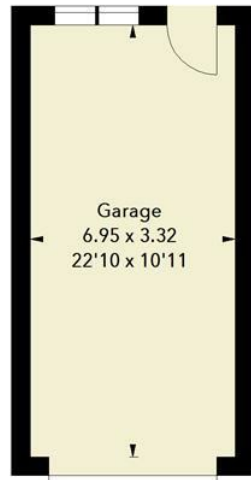
Approximate Area = 189.05 sq m / 2035 sq ft
 (Including Summer House & Garage)
 Summer House Area = 4.18 sq m / 45 sq ft
 Garage Area = 22.95 sq m / 247 sq ft



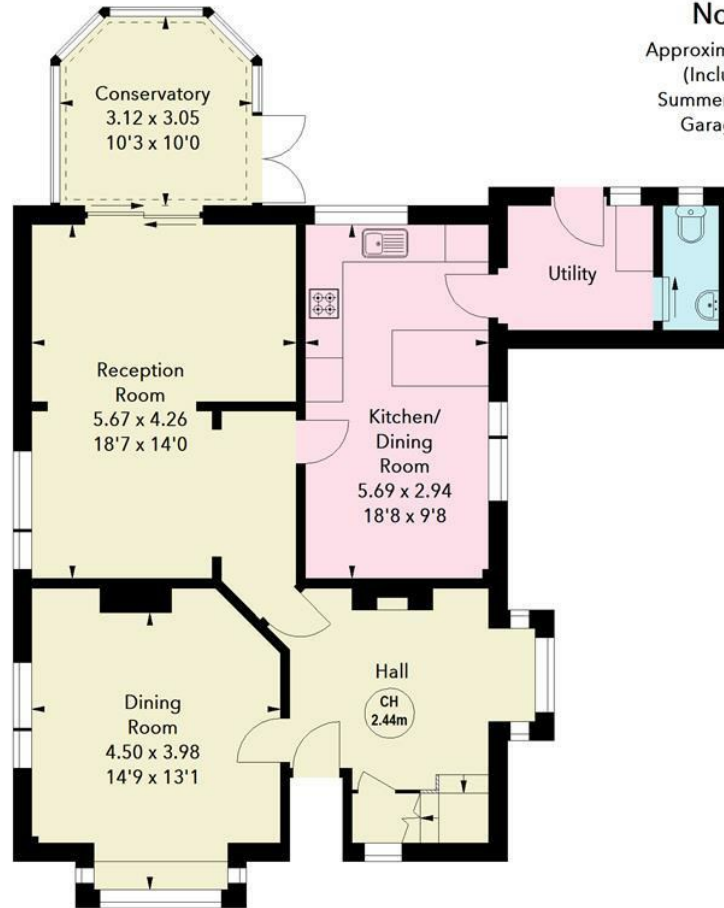
Key :
 CH - Ceiling Height



(Not shown in actual location / orientation)

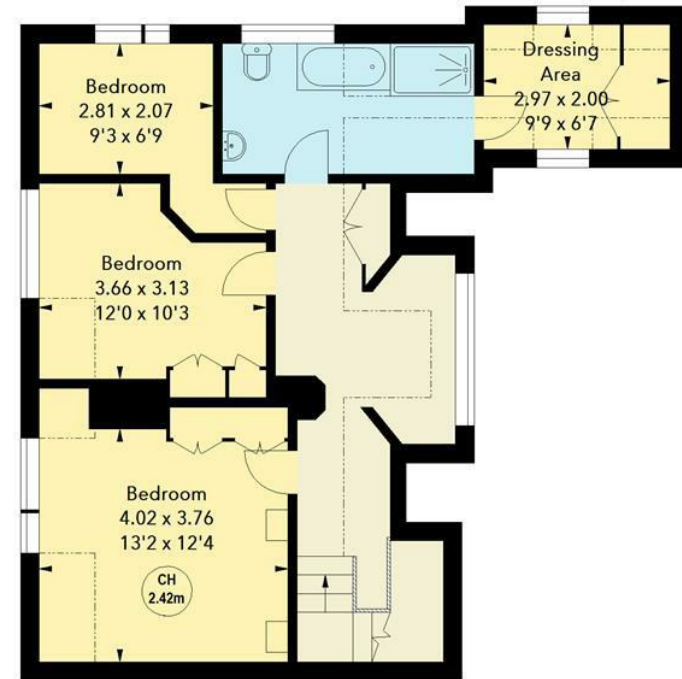


(Not shown in actual location / orientation)



Ground Floor

Approx. 91.79 sq m / 988 sq ft



First Floor

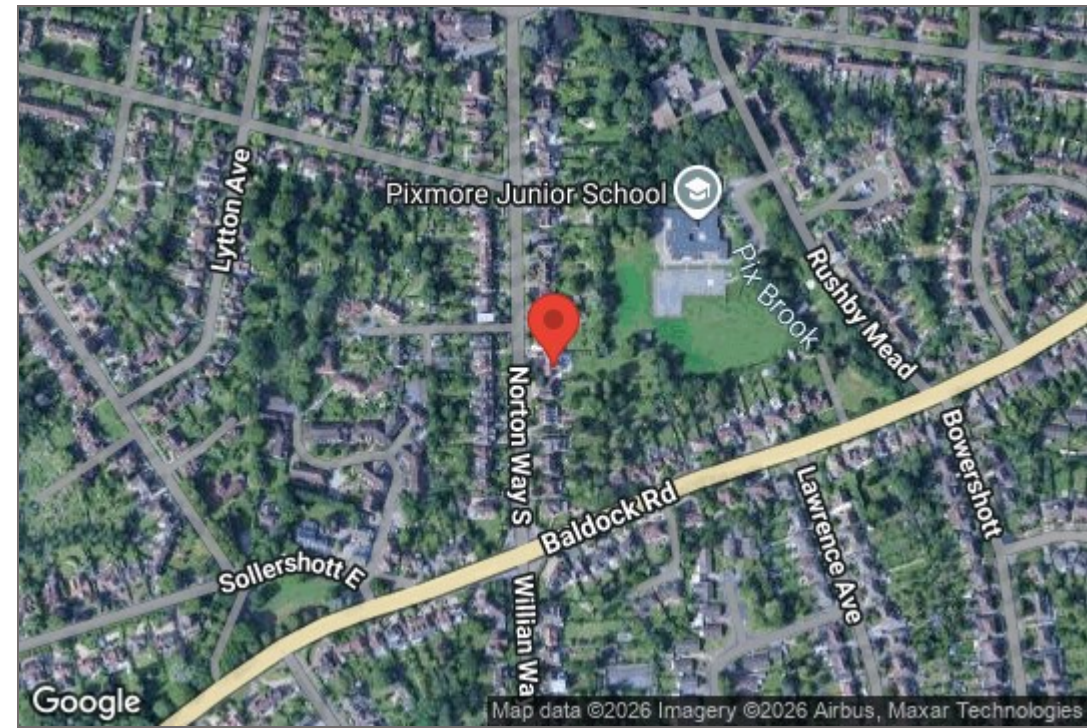
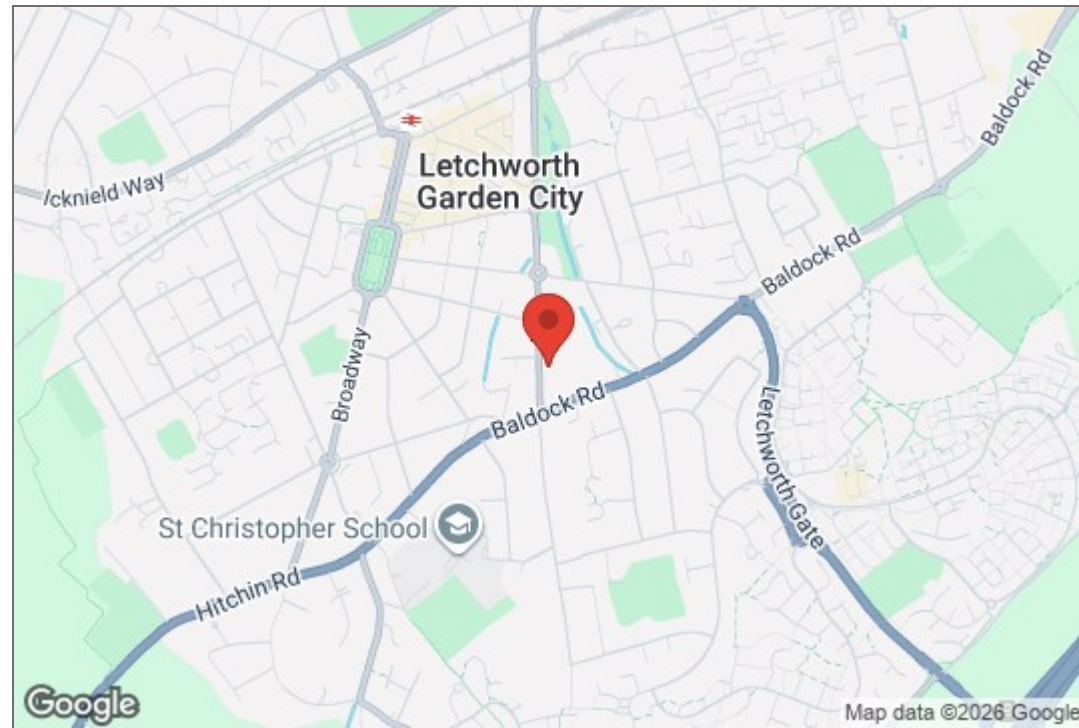
Approx. 70.14 sq m / 755 sq ft



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

Rendered brick under a pitched tiled roof

SERVICES

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

EPC RATING

Band - E

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 - F

CONSERVATION AREA

The property is 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

01462 685808

www.charterwhyman.co.uk