64 Common View • Letchworth Garden City • Hertfordshire • SG6 1DA

Guide Price £270,000

Charter Whyman

TOWN & VILLAGE HOMES

TRADITIONAL EARLY GARDEN CITY TOWN COTTAGE
75' LONG REAR GARDEN
CONVENIENT LOCATION

THE PROPERTY

This traditional early Garden City town cottage typifies the attractive style and character of the genre. The ground floor provides a reception room, kitchen, conservatory and bathroom. There are three bedrooms on the first floor.

The cottage is constructed of solid brickwork, roughcast rendered externally, under a tiled roof and benefits from uPVC double-glazed windows and gas fired central heating.

Set some 36' (11m) back from the road behind a hedged front garden with lavender border and ornamental shrubs and trees, the cottage stands in a plot measuring approximately 150' by 16' (45.7m x 4.9m) overall.

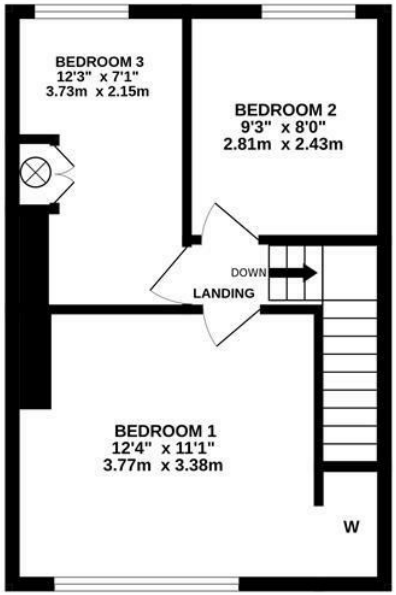
THE LOCATION

Common View is conveniently located to the north-east of the town centre within the Letchworth Conservation Area. No 64 is less than a mile from the main shopping centre and Letchworth Garden City mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with regular services running throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1(M) is 2.4 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 most impressive of which, the splendid 63 acre Norton Common, is within half a mile.

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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.

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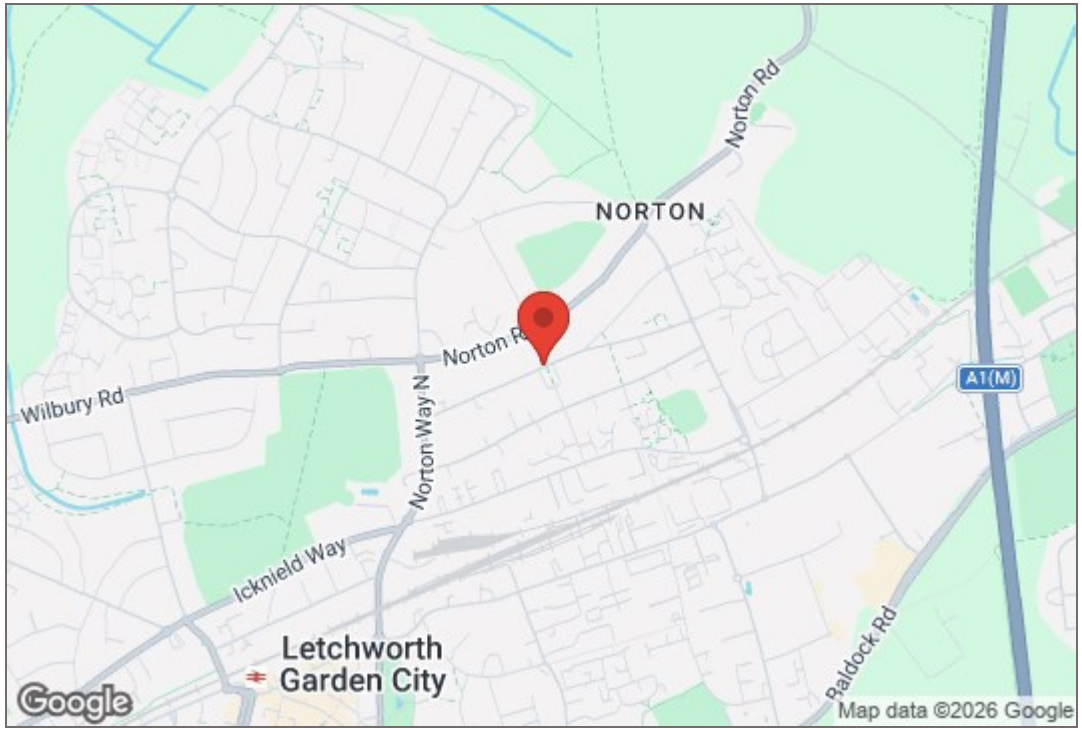
NORTON
Norton Rd
Norton Rd
Wilbury Rd
Norton Way N
A1(M)
Icknield Way
Paldock Rd
Letchworth
Garden City
Google
Map data ©2026 Google

Cashio Ln
Eastholm
North Ave
Norton Rd
Common View
St George's Church
Glebe Rd
Norton Way
Cromwell Rd
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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 under a 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 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 - C

CONSERVATION AREA

the property is set with in the 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
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