



110 Howard Drive • Letchworth Garden City • Hertfordshire • SG6 2DG

Guide Price £600,000

Charter Whyman

TOWN & VILLAGE HOMES





DETACHED FAMILY HOME 117FT REAR GARDEN CONVERTED GARAGE

THE PROPERTY

Set within the highly sought-after Lordship Development, this well-presented detached family home offers generous accommodation, excellent outdoor space and convenient access to highly regarded local schooling. A spacious reception hall with cloakroom sets the tone, leading through to a comfortable lounge featuring a fire surround. The lounge flows naturally into the dining room, where sliding doors open directly onto the rear garden.

The contemporary kitchen overlooks the garden and provides a stylish, practical space for everyday family life. Upstairs, there are three well-proportioned bedrooms alongside a modern family bathroom, with a white suite and separate shower cubicle.

Outside, the property truly comes into its own. A paved patio leads onto an impressive, approximately 117ft deep rear garden, predominantly laid to lawn and offering plenty of space for children, entertaining and relaxation. A meandering pathway continues to the far end, where a timber summer house and additional patio seating area create a versatile retreat.

The converted garage provides an excellent dedicated home office, ideal for modern flexible working. To the front, a driveway offers parking for several vehicles, completing a practical and highly appealing family home in a desirable residential setting.

THE LOCATION

Howard Drive is pleasantly located on the favoured south side of the town. No 110 is just a mile from the town centre and only 1.3 miles from the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 27 minutes in the other direction. Junction 9 on the A1(M) is only 1.1 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, green open spaces and leisure facilities. The highly rated Lordship Farm Primary School is just a third of a mile away.







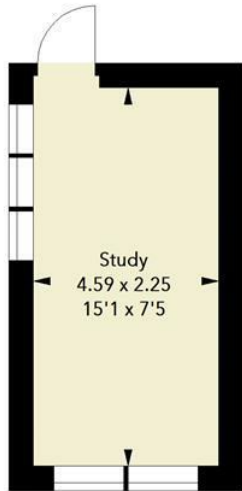
Howard Drive, SG6

Approximate Area = 121.43 sq m / 1306 sq ft

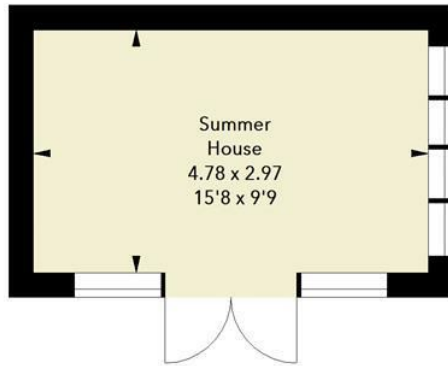
(Including Summer House & Study)

Summer House Area = 14.21 sq m / 153 sq ft

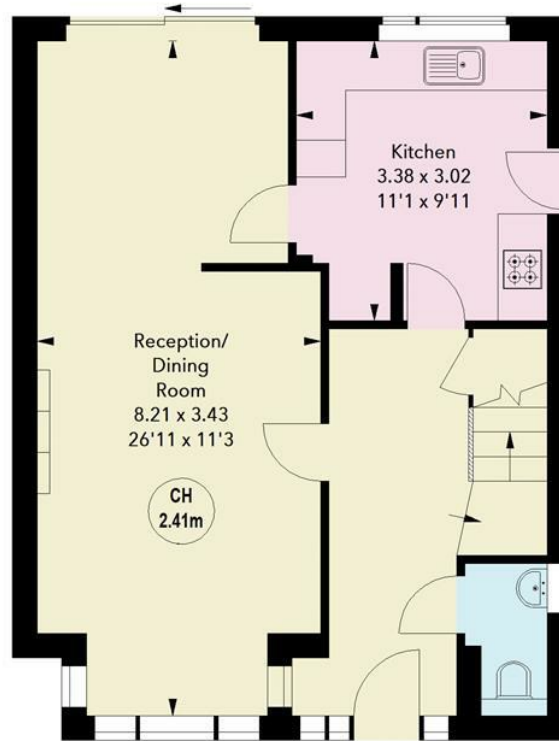
Study Area = 10.31 sq m / 111 sq ft



(Not shown in actual location / orientation)



(Not shown in actual location / orientation)



Ground Floor

Approx. 50.91 sq m / 548 sq ft

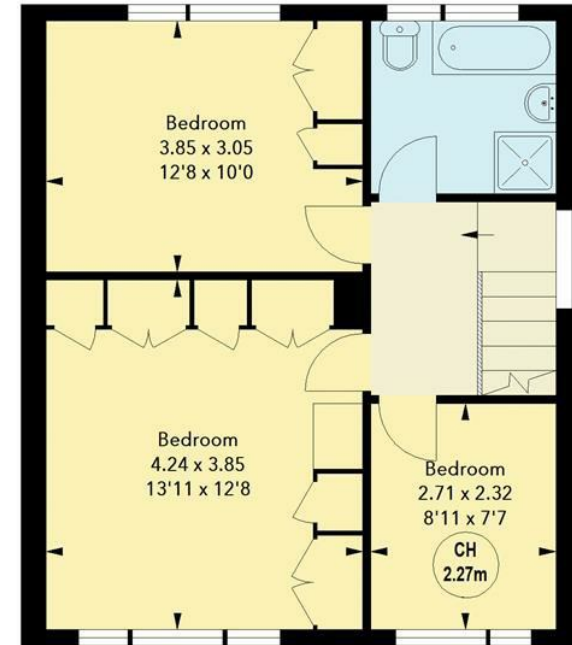


Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Key :
CH - Ceiling Height



First Floor

Approx. 45.89 sq m / 494 sq ft

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.

Charter Whyman

TOWN & VILLAGE HOMES



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 - E

BROADBAND SPEED

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

CONSERVATION AREA

The property is not located within 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