



The Pink House • 52 Norton Road • Letchworth Garden City • Hertfordshire • SG6 1AE
Guide Price £850,000

Charter Whyman

TOWN & VILLAGE HOMES





SPLENDID EARLY GARDEN CITY HOME SPACIOUS & FLEXIBLE FAMILY ACCOMMODATION BATHROOM & SHOWER ROOM

THE PROPERTY

Local boy, Hitchin born Thomas Geoffry Lucas, was an architect prominent in the Garden City movement. More noted for his work in Hampstead Garden Suburb, he was responsible for some fine properties in Letchworth, one of which was the Pink House designed in 1908. The detached house retains its original charm and character, whilst having been well extended to the ground floor and updated for the modern family.

The ground floor provides five reception rooms, good size kitchen, shower room/WC and a large utility room. There are three double bedrooms and a smartly fitted bathroom on the first floor.

The house benefits from uPVC double-glazed windows and gas fired central heating.



THE OUTSIDE

The house is set some 64' (19.5m) back from the road in a plot extending to 0.24 acre and measuring approximately 190' by 54' (57.75m x 16.6m) overall. The front garden is laid to lawn, screened from the road by an area of mature trees and ornamental shrubs. The tarmac driveway and turning area provides generous off-street parking and leads to the detached double garage with versatile loft above.

A gate to the side leads to the rear garden which is about 83' (25.25m) in length and laid to lawn with paved patio, herbaceous borders and ornamental shrubs and trees. Two timber garden sheds. A gate opens to Norton Playing Fields to the rear; this open green space is zoned to be developed for housing at some point in the future, although it is understood that a footpath and wide green area will separate any such development from the rear of the property.

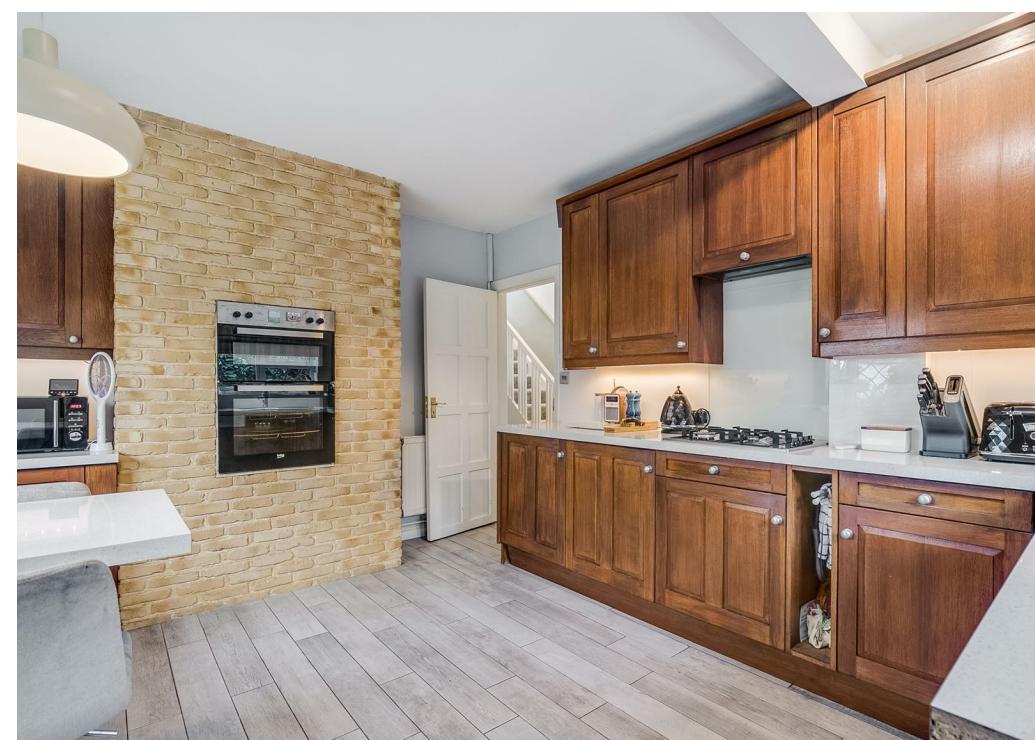


**OUTSTANDING PLOT OF NEARLY A QUARTER OF AN ACRE
DOUBLE GARAGE WITH VERSATILE LOFT
POPULAR LOCATION**

THE LOCATION

Norton Road is an established and highly regarded residential road on the north-east side of the town, leading to Norton, one of the original ancient villages absorbed into the Garden City. The Pink House is just a mile from the town centre and 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 (southbound) and Junction 10 (northbound) on the A1(M) are only 2.6 and 2.7 miles away by car.

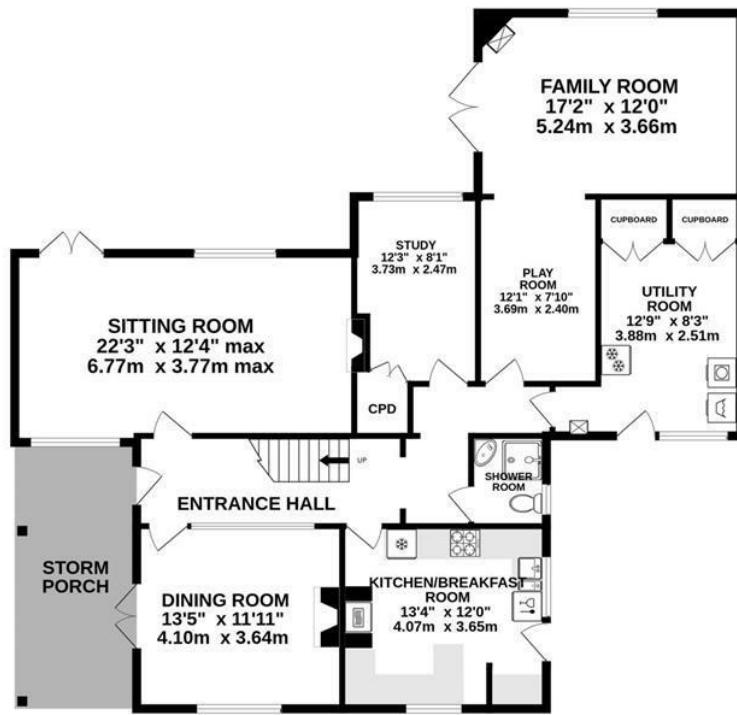
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and leisure facilities. The facilities of Norton, pub, parish church and primary school, are within half a mile, as is the 63-acre Norton Common, the most impressive of the Garden City's green spaces.







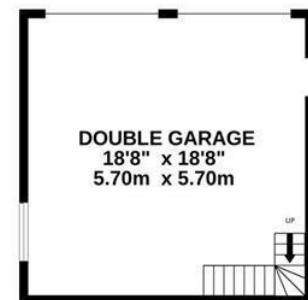
GROUND FLOOR
1333 sq.ft. (123.8 sq.m.) approx.



THE FLOOR AREAS DO NOT INCLUDE THE GARAGE.

TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.

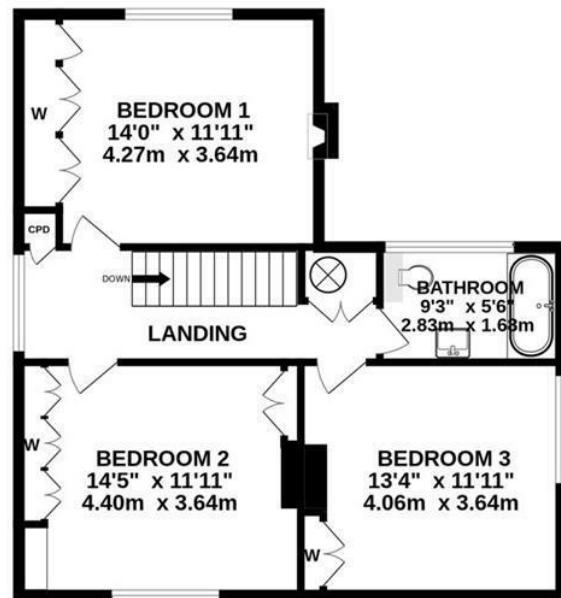
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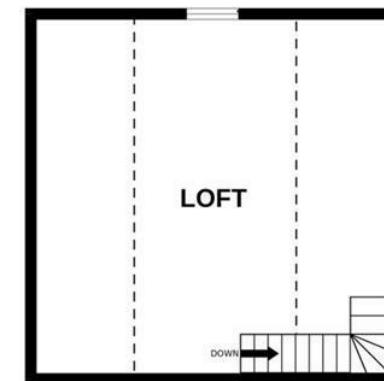
These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area **may** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy 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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1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



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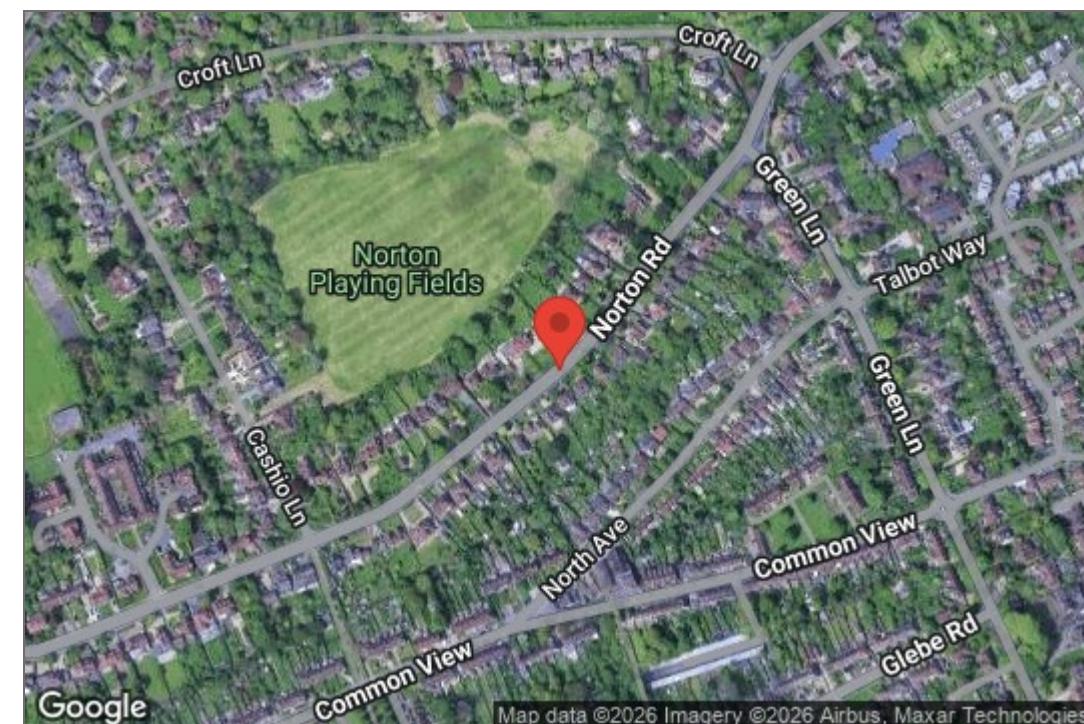
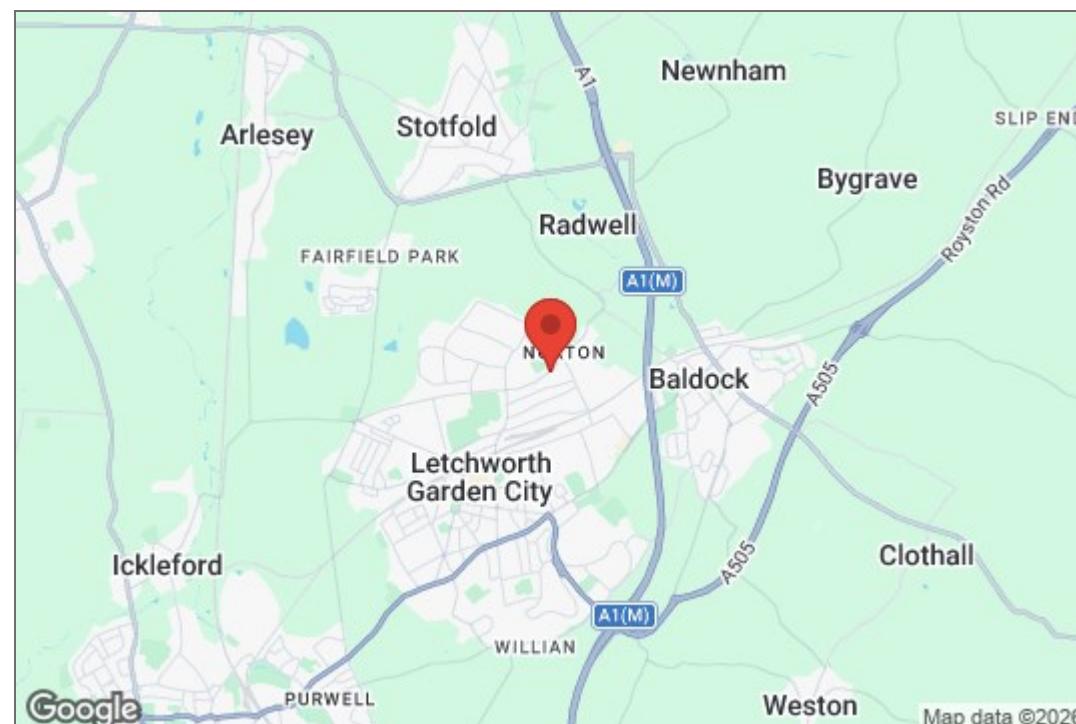
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TENURE

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.

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

Solid brick with insulated cavity extensions, roughcast rendered externally. Tiled pitched main roof with flat roofs to extensions.

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 providers with claimed download speeds of up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

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 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.letchworth.com

Charter Whyman

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