



110 Wilbury Road • Letchworth Garden City • Hertfordshire • SG6 4JQ

Guide Price £630,000

Charter Whyman

TOWN & VILLAGE HOMES





SPACIOUS FOUR BEDROOM FAMILY HOME OUTSTANDING KITCHEN/DINING ROOM GOOD LOCATION CLOSE TO NORTON COMMON

THE PROPERTY

This well-proportioned modern detached house provides four bedroom family accommodation and has been very smartly updated and improved. There is a spacious full-width sitting room to the front and an impressive, re-fitted kitchen/dining room, that has been recently refreshed, running the full width at the rear. The latter has electric underfloor heating and wide opening double-glazed tri-fold doors to the rear garden. The four bedrooms are served by a well-appointed bathroom, again recently improved upon, with shower over bath.

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

THE OUTSIDE

The house is set well back from the road in a plot measuring approximately 115' by 39' (35.2m x 12m) overall. The front garden is laid to lawn with borders planted with a screen of ornamental shrubs and conifers and space to create a kitchen garden. The double-width concrete drive provides ample off-street parking and leads to the car port and double garage.

The rear garden is some 41' (12.6m) in depth and laid to lawn with two areas of decking, herbaceous borders and ornamental shrubs. There is a substantial timber workshop/garden store with electric power and a timber garden shed.

THE LOCATION

Wilbury Road runs east to west on the northern side of Letchworth, separated from the town centre by the 63-acre Norton Common, the most impressive of the Garden City's many green open spaces. No 110 is only a quarter of a mile from the Common and within three-quarters of a mile of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is just 2.7 miles away by car.

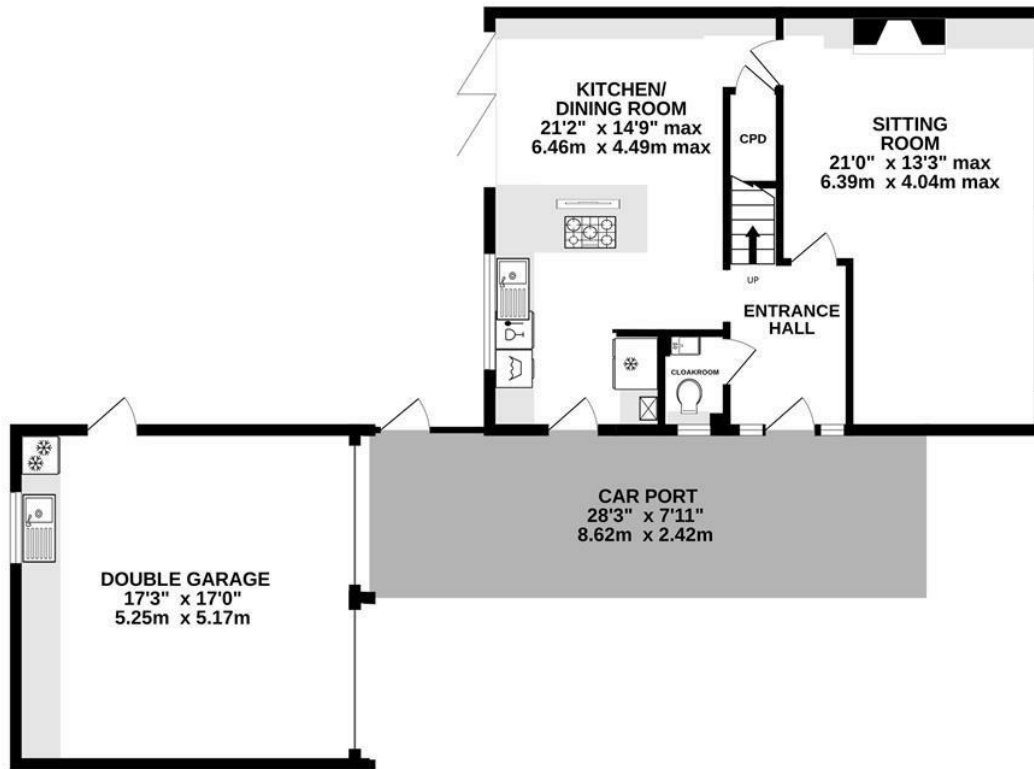
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops and leisure facilities, including the popular Standalone Farm, just a third of a mile away,



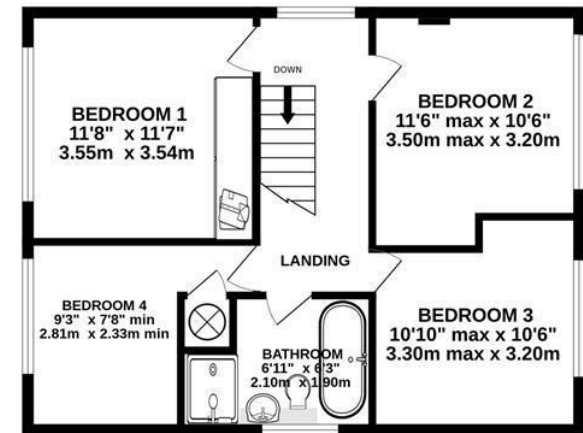




GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



WORKSHOP
90 sq.ft. (8.4 sq.m.) approx.



TOTAL FLOOR AREA : 1186sq.ft. (110.2 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. 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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EPC RATING

Band - E

SERVICES

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

TENURE

FREEHOLD

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

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