



46 Brandles Road • Letchworth Garden City • Hertfordshire • SG6 2JB

Guide Price £785,000

Charter Whyman

TOWN & VILLAGE HOMES











## DETACHED FAMILY HOME FIVE BEDROOMS LARGE HOME OFFICE / STUDIO

### THE PROPERTY

Situated on the ever-popular Lordship Development on the sought-after south side of town, this superb detached and thoughtfully extended family home offers an exceptional blend of style, space and versatility. Beautifully presented throughout, the property has been designed to accommodate modern family living, with generous proportions and flexible accommodation to suit a variety of lifestyles.

The heart of the home is the stunning open-plan kitchen/breakfast area, dining and family area, creating a fantastic space for everyday living and entertaining alike. Flooded with natural light, bi-fold doors open seamlessly onto the rear garden, enhancing the indoor-outdoor connection. A separate front lounge provides the perfect retreat for quieter moments, while a substantial home office or studio offers excellent work-from-home potential and could easily be reconfigured into two separate rooms if required.

Upstairs, the impressive first-floor layout comprises five well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room, two further double bedrooms and two single bedrooms. These bedrooms are served by a contemporary family bathroom, making this an ideal home for growing families.

Occupying a generous corner plot, the property enjoys larger-than-average rear gardens with a paved terrace, perfect for outdoor dining and entertaining. A detached garage with an adjoining store and personal door to the garden is complemented by a private driveway providing off-road parking for up to four vehicles.

### THE LOCATION

Brandles Road is pleasantly located on the favoured south side of the town. No 46 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.





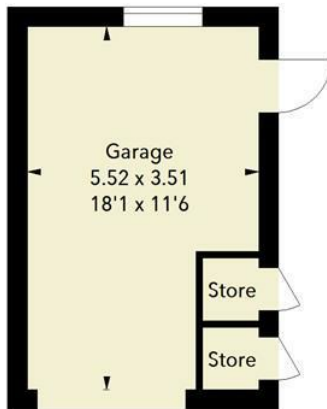




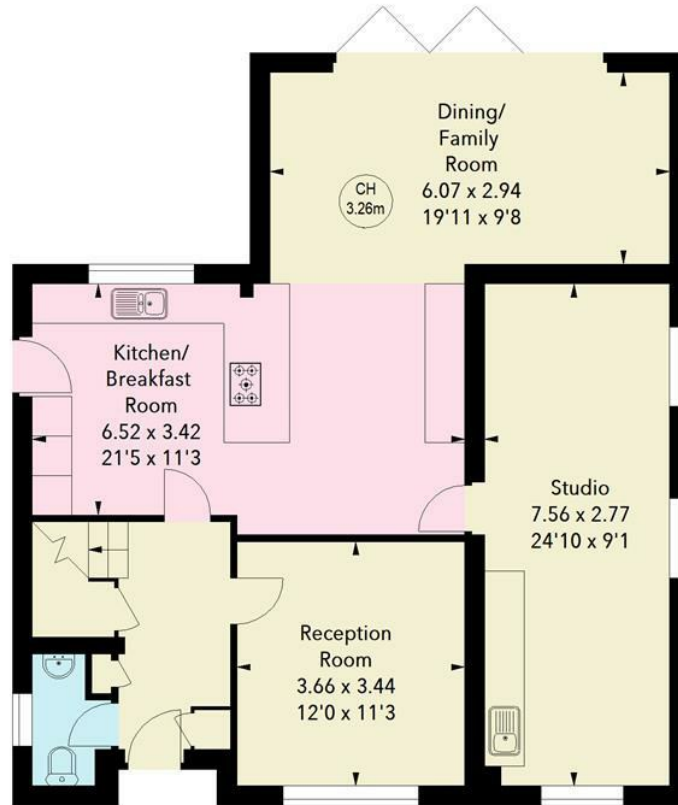




Key :  
CH - Ceiling Height



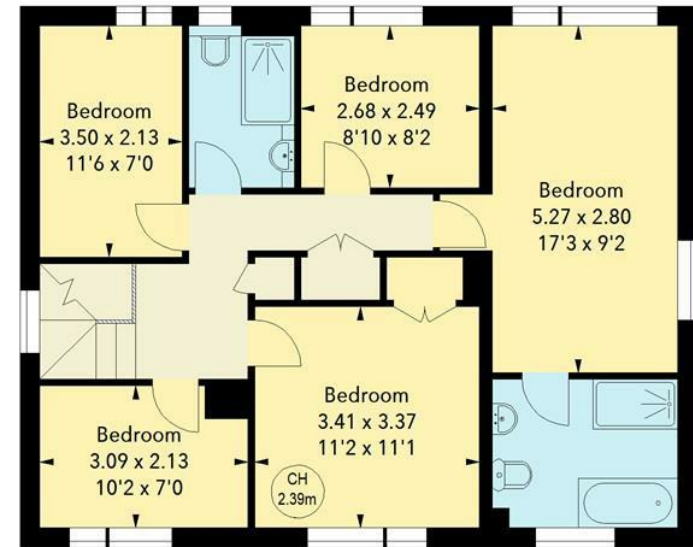
(Not shown in actual  
location / orientation)



Ground Floor  
Approx. 92.53 sq m / 996 sq ft

## Brandles Road, SG6

Approximate Area = 185.06 sq m / 1992 sq ft  
(Including Garage Building)  
Garage Building Area = 19.23 sq m / 207 sq ft



First Floor  
Approx. 73.30 sq m / 789 sq ft



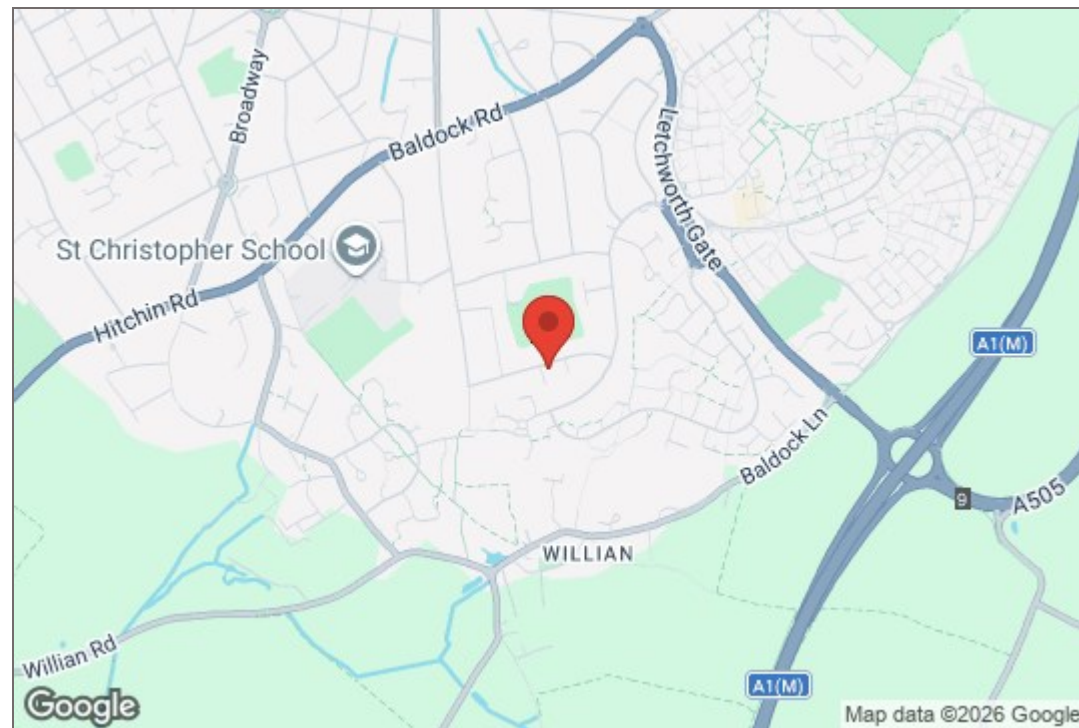
Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

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

Brick under a tiled roof

## SERVICES

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

## EPC RATING

Band -

## 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - G

## CONSERVATION AREA

The property is not 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

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)