



34 Romany Close • Letchworth Garden City • Hertfordshire • SG6 4JZ

Guide Price £400,000

Charter Whyman

TOWN & VILLAGE HOMES





UPDATED & IMPROVED MODERN SEMI SUPER BATHROOM WITH CORNER BATH & SHOWER CUBICLE GOOD OFF-STREET PARKING PLUS GARAGE

THE PROPERTY

This modern semi has been usefully enhanced by the addition of an entrance porch/laundry to the front and a conservatory to the rear. The kitchen is open-plan to the dining room, with a separate sitting room. A cloakroom/WC completes the ground floor accommodation.

The first floor provides three bedrooms and the well-appointed bathroom boasts a corner bath and a separate shower cubicle.

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

THE OUTSIDE

The house stands in a plot measuring approximately 92' by 27' (28m x 8.3m) overall. The front garden is laid to low maintenance slate shippings with herbaceous borders, yew hedge and ornamental conifers. The concrete driveway provides good off-street parking and leads to the garage to the rear.

The rear garden is some 40' (12.2m) in length and laid to lawn with an area of shingle adjoining the house, a paved patio at the rear, brick planter, herbaceous borders and ornamental trees. Timber garden shed.

THE LOCATION

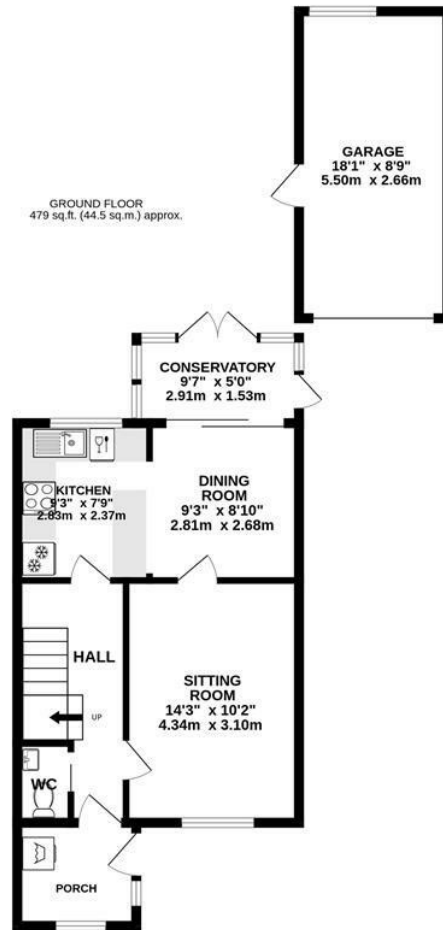
Romany Close is situated off Wilbury Hills Road on the north-western edge of Letchworth Garden City, a mile and a quarter from the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. The property is three and a half miles from both Junctions 9 and 10 on the A1(M) 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 TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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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

System-built with brick and tile external cladding; insulated cavity wall extension. Pitched tiled roof.

SERVICES

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

EPC RATING

Band - D

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim 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 - D

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.lechworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

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37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk