



4 Earlsmead • Letchworth Garden City • Hertfordshire • SG6 3UE

Guide Price £830,000

Charter Whyman

TOWN & VILLAGE HOMES





## DOUBLE GARAGE • MODERN FITTED KITCHEN • STUNNING VAULTED CEILING TO LOUNGE

### THE PROPERTY

Situated within the highly sought-after Manor Park development, this substantial and beautifully presented family home combines generous proportions with a striking contemporary finish, offering an exceptional standard of living in a popular and well-connected residential setting.

Thoughtfully modernised throughout, the property showcases a sleek, refitted kitchen complete with underfloor heating, integrated appliances and a separate, fully fitted utility area. Bathrooms have been stylishly upgraded, including a luxurious family bathroom with underfloor heating and shower room, both with a premium feel. Our client has informed that great improvements have been made to the roof insulation, as well as the installation of a new boiler.

At the heart of the home is a stunning vaulted lounge, flooded with natural light via bifold doors and a large picture window overlooking the rear garden. Above, an impressive mezzanine level creates a versatile additional living space, ideal as a family area, reading zone, or workspace, enhancing the home's unique architectural appeal.

The accommodation includes four well-proportioned bedrooms, with a first-floor principal suite enjoying its own private shower room. Externally, the rear garden features a raised paved terrace and lawned area, perfect for entertaining, while to the front, a driveway provides parking for three vehicles alongside a double garage.

### THE LOCATION

The house enjoys a very pleasant setting in the popular Manor Park area on the south side of Letchworth, just a mile and a quarter from the town centre and mainline railway station. Letchworth Garden City is on London to Cambridge mainline with the fastest service to King's Cross taking only 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is a mile and a half 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. It provides excellent schools, shops, leisure facilities and green open spaces. Letchworth Golf Club and Lordship Farm Primary School are both within half a mile.







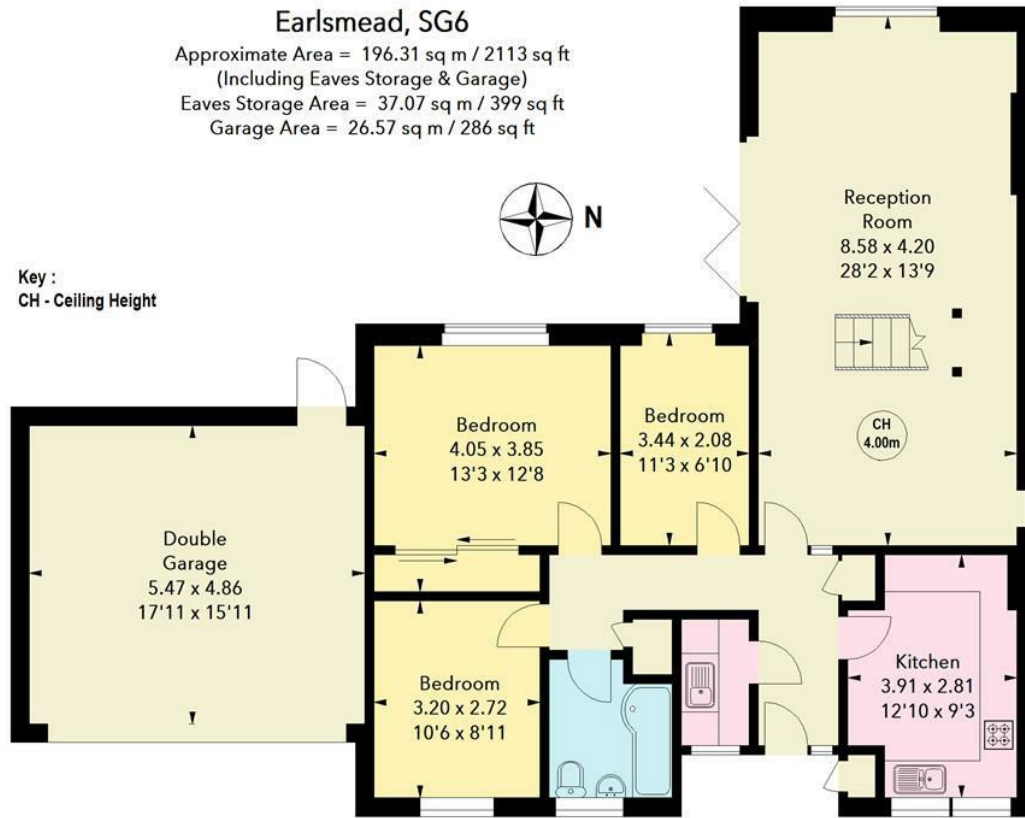
## Earlsmead, SG6

Approximate Area = 196.31 sq m / 2113 sq ft  
(Including Eaves Storage & Garage)

Eaves Storage Area = 37.07 sq m / 399 sq ft

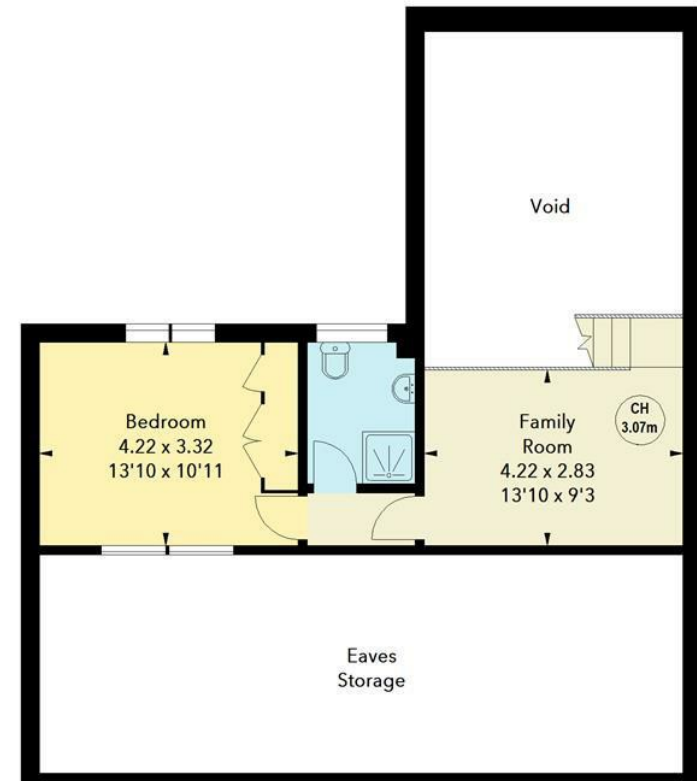
Garage Area = 26.57 sq m / 286 sq ft

Key :  
CH - Ceiling Height



Ground Floor

Approx. 123.75 sq m / 1332 sq ft



First Floor

Approx. 72.56 sq m / 781 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

## 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 4G, O2 claims 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 - F

## 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

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