



Merton Cottage • 207 Nevells Road • Letchworth Garden City • Hertfordshire • SG6 4TZ

Guide Price £660,000

Charter Whyman

TOWN & VILLAGE HOMES



ATTRACTIVE DETACHED COTTAGE FROM THE 1905 EXHIBITION SCOPE TO UNLEASH ITS FULL POTENTIAL OUTSTANDING LOCATION

THE PROPERTY

This delightful early Garden City home has the distinction of being an entry in the Cottage Exhibition of 1905. Subsequently extended, it retains much of its original charm and character and would amply reward further improvement. The ground floor provides two semi-open-plan reception rooms, plus a garden room/conservatory, cloakroom/WC and extended kitchen/breakfast room.

There are four bedrooms on the first floor, one currently used as a study, plus a well-appointed bathroom boasting both shower and bath.

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

THE OUTSIDE

The house stands in a good plot measuring approximately 196' by 36' (59.8m x 11m) overall. The front garden is enclosed by hedges and laid to lawn with an ornamental tree. The concrete driveway provides off-street parking and leads via double gates to the detached garage to the rear.

The rear garden is some 138' (42.3m) in length and laid to lawns with paved patio, herbaceous beds, apple trees and ornamental shrubs, trees and fine specimen conifers.

There is a substantial timber workshop and garden store at the rear of the plot.

THE LOCATION

Nevels Road lies in the heart of the Letchworth Conservation Area, just to the north of the town centre, less than half a mile from the mainline station and main shopping area. 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. Junction 9 on the A1 (M) is less than 2 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, leisure facilities and green open spaces, the most notable of which, the 63-acre Norton Common, is just a 200 yard walk away.

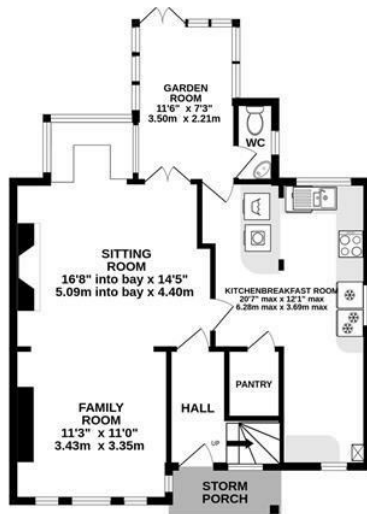
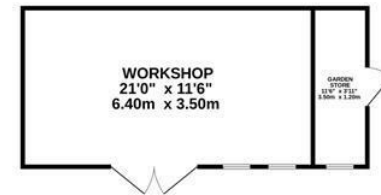




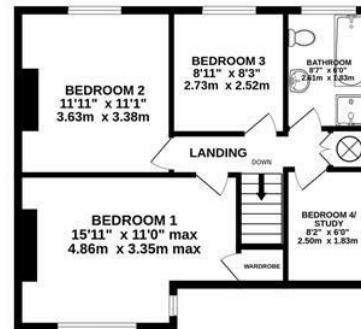
GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



OUTBUILDING
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE OR THE OUTBUILDING*

TOTAL FLOOR AREA : 1199sq.ft. (111.4 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

Solid brick under a pitched tiled roof.

SERVICES

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

EPC RATING

Band - E

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 - E

CONSERVATION AREA

The property is located within the Letchworth 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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

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

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www.charterwhyman.co.uk