



179 Baldock Road • Letchworth Garden City • Hertfordshire • SG6 2EJ

Guide Price £1,150,000

Charter Whyman

TOWN & VILLAGE HOMES





SPLENDIDLY SPACIOUS FAMILY HOME QUARTER ACRE GARDEN PLOT QUADRUPLE GARAGE

THE PROPERTY

This detached Garden City house dating from around 1920 has been well extended to provide remarkably spacious family accommodation. The huge drawing room boasts an attractive inglenook-style fireplace fitted with a double-sided log burning stove shared with the family room next door. The latter is open-plan to the dining area. There is a kitchen/breakfast room of equally impressive dimensions and the ground floor is completed by a porch, entrance hall, cloakroom/WC and study.

There are five double bedrooms on the first floor. The master has an en suite bathroom, and the second its own en suite shower room, whilst the remaining rooms are served by an exceptionally well-appointed family bathroom, which boasts both shower cubicle and bath.

The house benefits from uPVC double-glazed windows and central heating supplied by a gas fired boiler located in the loft.

THE OUTSIDE

The house stands elevated above the road in a plot extending to over a quarter of an acre and measuring approximately 196' by 56' (59.9m x 17.2m) overall. The front garden is screened from the road by a dwarf wall and tall laurel hedge and laid to lawn with shrub borders. The block-paved drive and forecourt provide good off-street parking and lead via a pair of power-operated gates to the detached quadruple garage to the rear.

The south facing rear garden is some 123' (37.4m) in length and laid to extensive lawns on two levels with paved patio, large ornamental pond, raised border and ornamental shrubs, conifers, bamboo and trees.

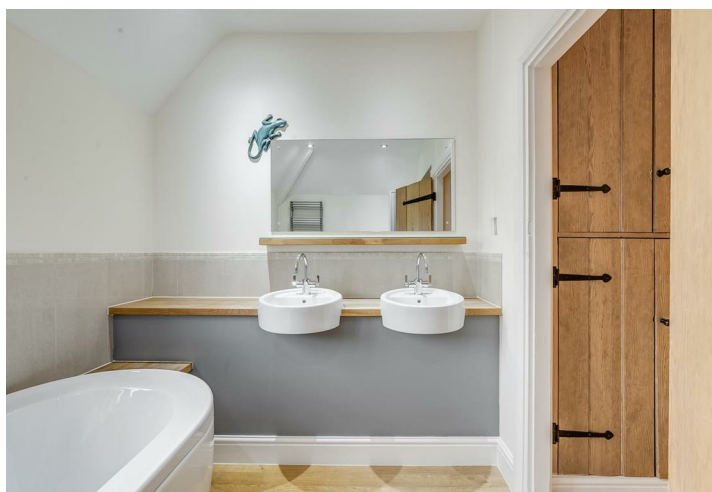
Please note: the vendor understands that the Letchworth Heritage Foundation intend to re-wild the area immediately to the rear.

THE LOCATION

The house is located in the south-east of Letchworth Garden City, within a mile of the town centre and mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest train to London King's Cross takes just 29 minutes, as does that to Cambridge. For drivers, Junction 9 on the A1(M) is just a mile away.

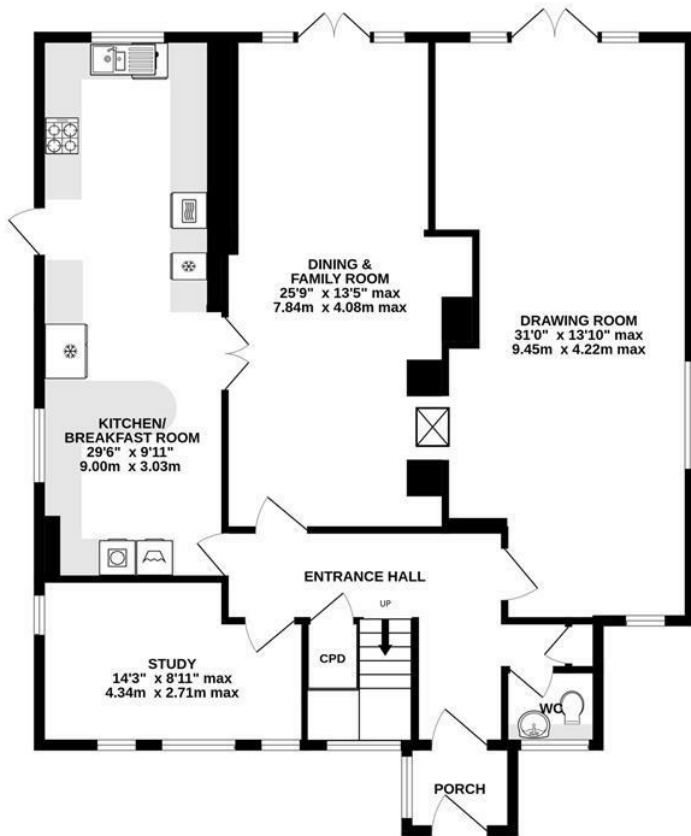
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and many green open spaces



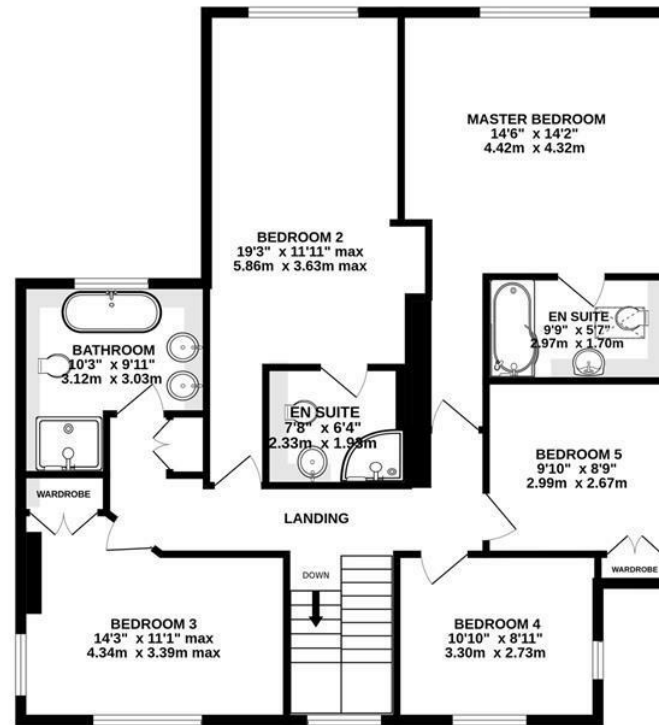




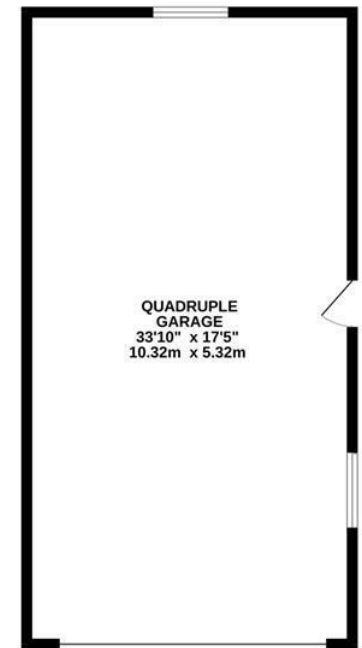
GROUND FLOOR
1287 sq.ft. (119.5 sq.m.) approx.



1ST FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



GARAGE
591 sq.ft. (54.9 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGE

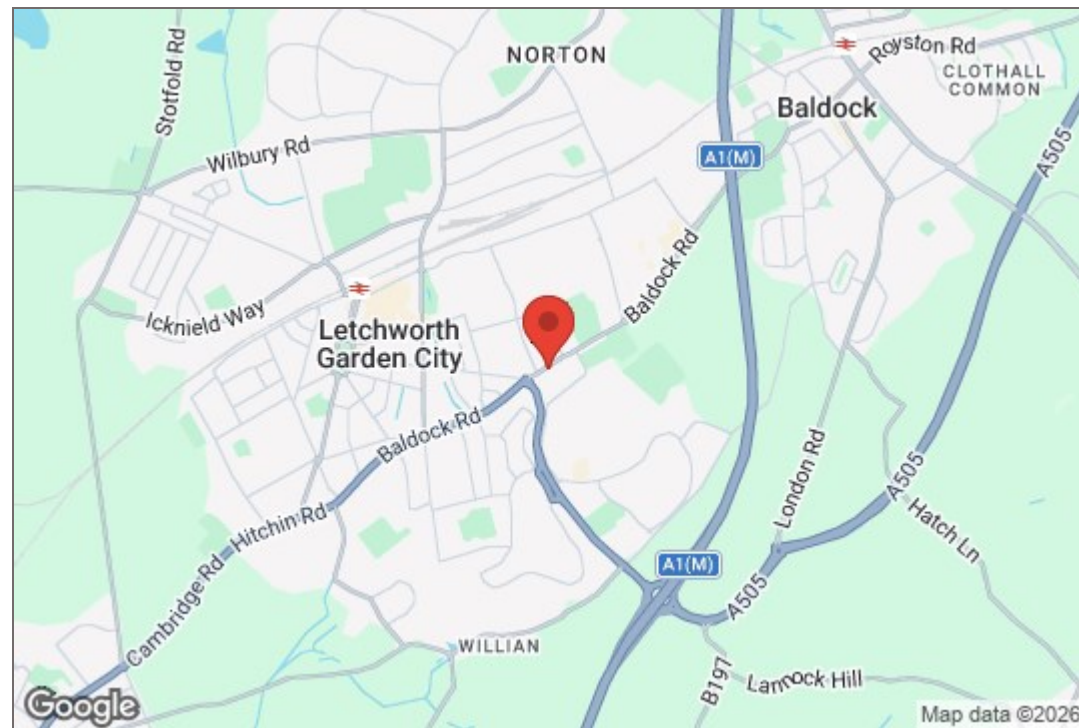
TOTAL FLOOR AREA : 2419sq.ft. (224.7 sq.m.) approx.

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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 with insulated cavity extensions, roughcast rendered externally, under a tiled pitched 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 up to 5G coverage, a few only 4G.

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 - G

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.

Charter Whyman

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

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www.charterwhyman.co.uk