



33 Principal Court • Letchworth Garden City • Hertfordshire • SG6 1FL

Guide Price £315,000

Charter Whyman

TOWN & VILLAGE HOMES





CHARACTER BUILDING PRIVATE GARDEN ENSUITE AND BATHROOM

THE PROPERTY

Set within a conversion of an original 1908 schoolhouse, this characterful home seamlessly blends period charm with contemporary living. Arranged around beautifully maintained quadrangle gardens, residents can enjoy a peaceful setting with thoughtfully designed seating areas—perfect for relaxation or socialising.

The property offers a bright and spacious lounge, flowing effortlessly into a fully fitted modern kitchen. Designed with both style and practicality in mind, the open-plan layout is enhanced by doors leading directly onto the private garden, creating an ideal space for indoor-outdoor living. A convenient ground floor cloakroom completes the ground floor.

Upstairs, the home continues to impress with two generous double bedrooms. The principal bedroom benefits from a well-appointed ensuite, while a family bathroom serves the second bedroom, offering comfort and flexibility for a range of buyers.

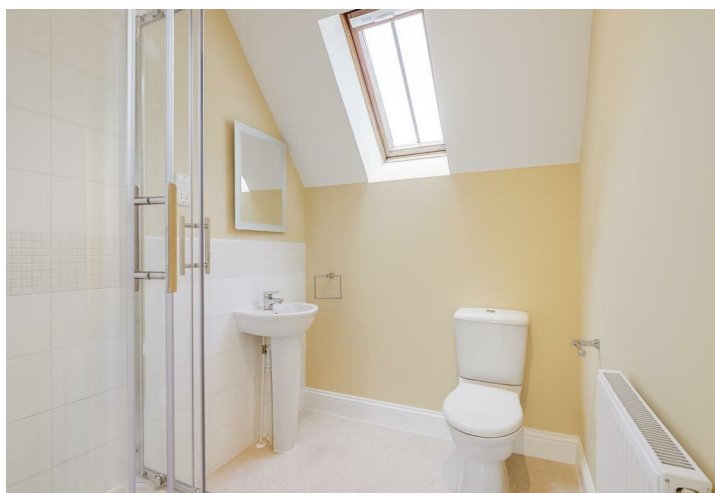
Externally, the private rear garden features a decked terrace—perfect for entertaining or unwinding—along with a rear gate providing access to the allocated parking area. This unique home presents an excellent opportunity to acquire a distinctive property in a charming and well-kept setting.

THE LOCATION

Set off Norton Road, Principal Court lies less than a mile to the north-east of the town centre and only a mile from Letchworth Garden City mainline railway station. The fastest service to London Kings Cross takes just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1 (M) is only 2.4 miles away by car with Junction 10 being 2.9 miles distant.

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 and the town provides excellent schools, shops and leisure facilities. The splendid 63 acre Norton Common is just a quarter of a mile away.







Principal Court, SG6

Approximate Area = 78.60 sq m / 846 sq ft



Key :
CH - Ceiling Height



Ground Floor

Approx. 39.30 sq m / 423 sq ft



First Floor

Approx. 39.30 sq m / 423 sq ft



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

CONSTRUCTION

Brick built under a pitched tiled roof

SERVICES

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

EPC RATING

Band - C

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

COUNCIL TAX

Band - C

CONSERVATION AREA

the property is not in the conservation area, how ever it is a building of special interest to Letchworth Heritage

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.

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

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www.charterwhyman.co.uk