



9 Milne Close • Letchworth Garden City • Hertfordshire • SG6 2TA

Guide Price £685,000

Charter Whyman

TOWN & VILLAGE HOMES





FINE MODERN FAMILY HOME ENJOYING A VERY PLEASANT SETTING POPULAR LOCATION

THE PROPERTY

This attractive modern detached house enjoys a very pleasant setting at the head of a peaceful residential close and adjoining a large open green. The spacious and well presented accommodation includes two reception rooms, plus conservatory, kitchen/breakfast room, cloakroom/WC and attached double garage. The first floor offers four bedrooms, two ideal as study or office, and a well appointed bathroom with both separate shower cubicle and bath.

This fine family home benefits from uPVC double-glazed windows and gas fired warm air central heating.

THE OUTSIDE

The house stands in a plot measuring approximately 105' by 46'9" (32m x 14.25m) overall. The front garden is laid to lawn and paving, with herbaceous bed, laurel hedge and ornamental tree. The concrete driveway provides off-street parking and leads to the attached double garage with power operated roller door.

A gate to the side leads to the attractive rear garden, which is some 37' (14.4m) in depth and laid to lawn with two paved patios, two areas of decking, two pergolas, herbaceous borders, raised bed and ornamental shrubs and trees. Timber garden shed.

THE LOCATION

Milne Close is located in the popular Lordship area on the south side of the town, within a mile and a half of 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. Junction 9 on the A1 (M) is a mile away by car.

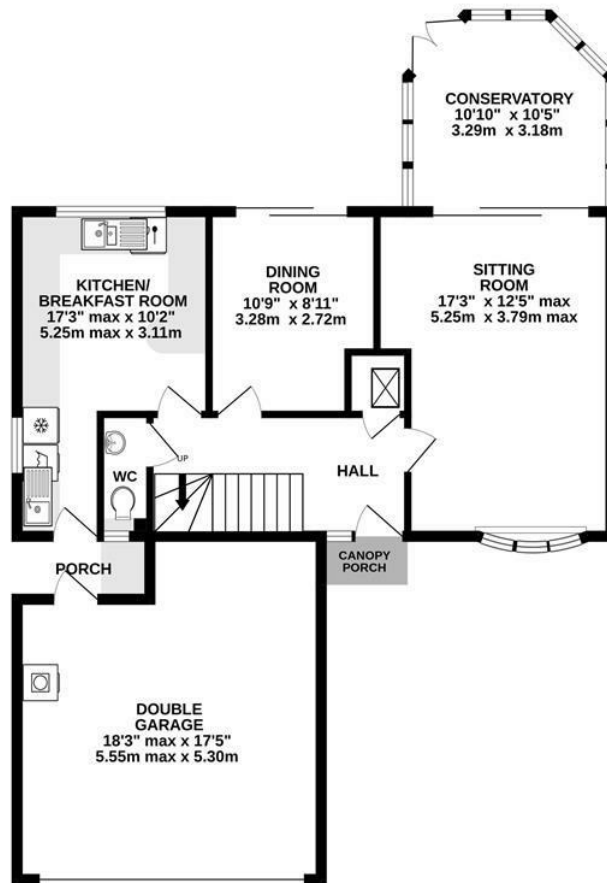
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities, including a cinema/theatre, and green open spaces. The highly regarded Lordship Farm Primary School is less than half a mile away.







GROUND FLOOR
941 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.

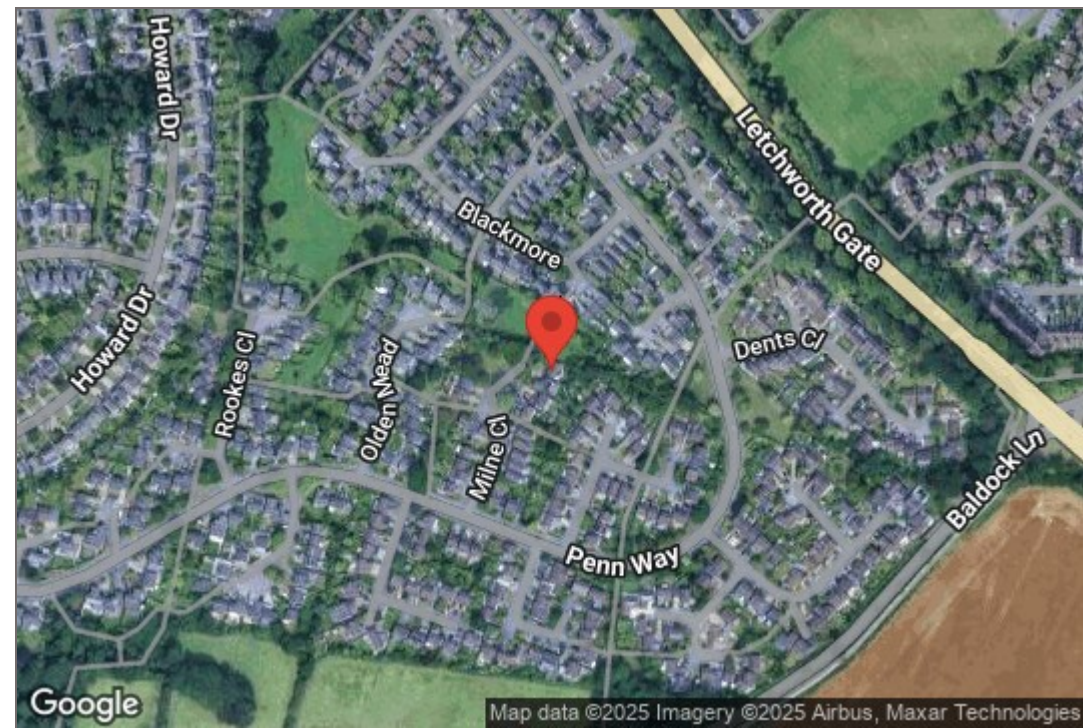
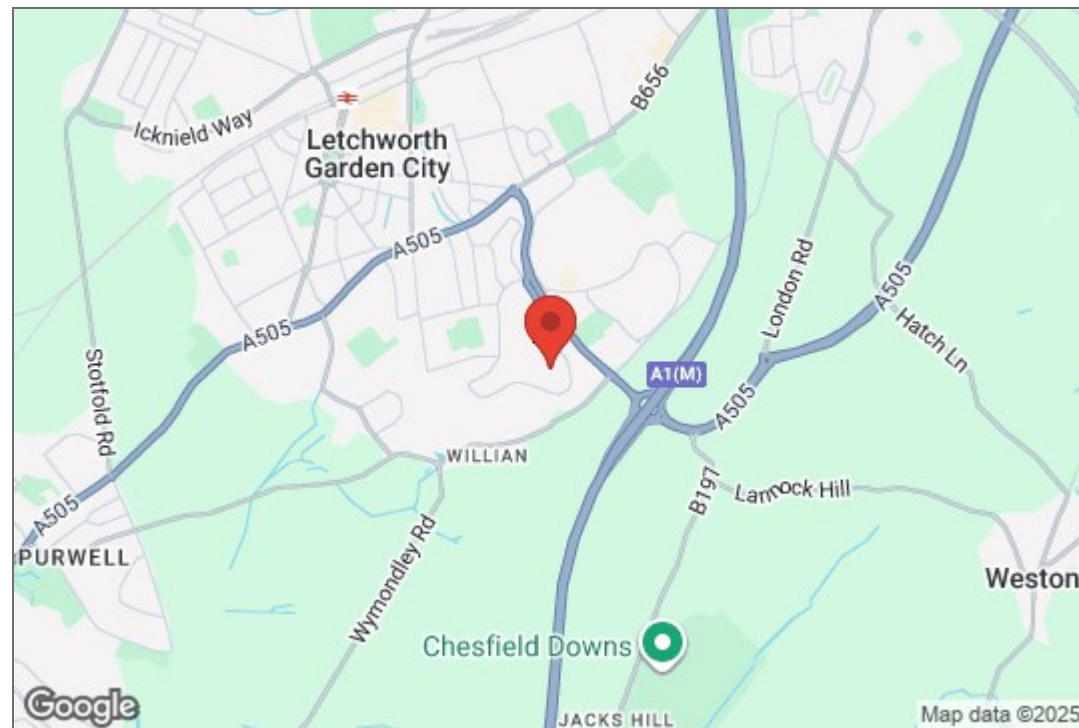


THE FLOOR AREA INCLUDES THE GARAGE
TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. 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

LEASEHOLD

RESTRICTIVE COVENANTS

None recorded.

EASEMENTS

To be confirmed.

CONSTRUCTION

Modern cavity brickwork under a pitched tiled roof.

SERVICES

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

EPC RATING

Band - D

BROADBAND SPEED

A choice of providers claiming download speeds of up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 5G, some 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 - E

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.couk