



11 Pear Tree Dell • Letchworth Garden City • Hertfordshire • SG6 2SW

Guide Price £685,000

Charter Whyman

TOWN & VILLAGE HOMES





DETACHED FAMILY HOME VIEWS ON TO FIELDS AT REAR FULL PLANNING CONSENT TO EXTEND

THE PROPERTY

Set in a sought-after cul-de-sac within this popular development, Number 11, occupies an above average, in size, corner plot on the fringes of Willian Village and enjoys an open aspect to the rear overlooking fields, which form part of the Willian conservation area. Through a gate, on to a pathway and you are only a short walk in to Willian. This spacious family home, also benefits from full planning consents, both North Herts and Letchworth Heritage, to create a five bedroom home, with a master suite over the current garage. In all, the planning consent allows for an additional 880sqft of accommodation, including the detached hobbies room/XL garage and driveway.

The welcoming reception hall leads into a spacious living room, thoughtfully extended to the rear and featuring patio doors opening directly onto the garden. The fitted kitchen incorporates a useful breakfast area and enjoys views across the garden, while a separate dining room provides an ideal setting for family meals and entertaining. A convenient ground-floor shower room completes the principal living accommodation.

To the first floor are four well-proportioned bedrooms, providing excellent flexibility for growing families, guests or home working, together with a principal family bathroom. Outside, the impressive rear garden, with an overall plot size measuring approximately 102ft x 72ft, with an attractive open aspect beyond. A paved patio flows onto a generous lawn, creating an excellent space for outdoor dining, entertaining and recreation.

To the front, the property benefits from ample off-road parking and a double garage.

THE LOCATION

Pear Tree Dell is located on the south side of the town in the popular Lordship area. The house is just a mile-and-a-half from 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 services to London King's Cross take just 29 minutes and to Cambridge is 26 minutes in the other direction. Junction 9 on the A1(M) is 1.9 mile drive away.

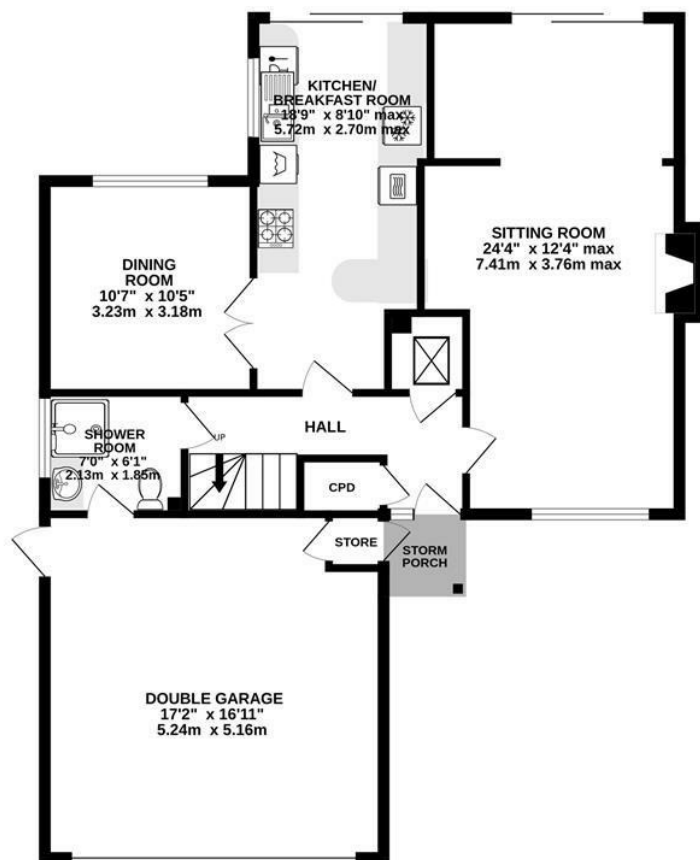
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities. The highly regarded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







GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



THE FLOOR AREA INCLUDES THE DOUBLE GARAGE

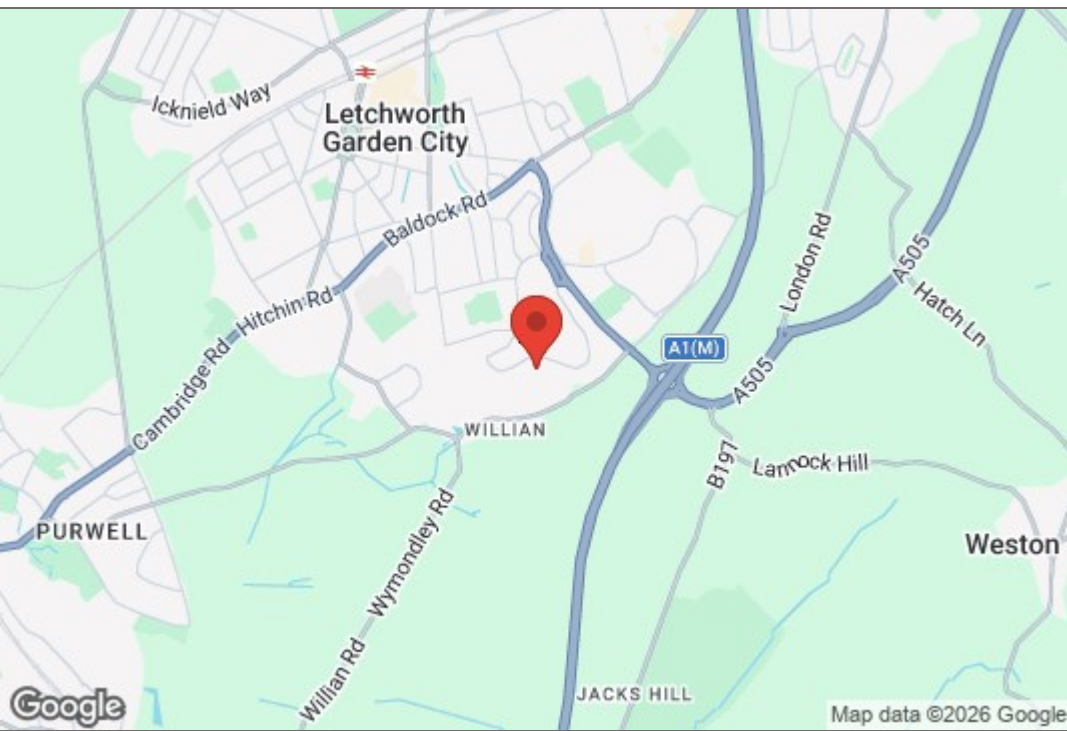
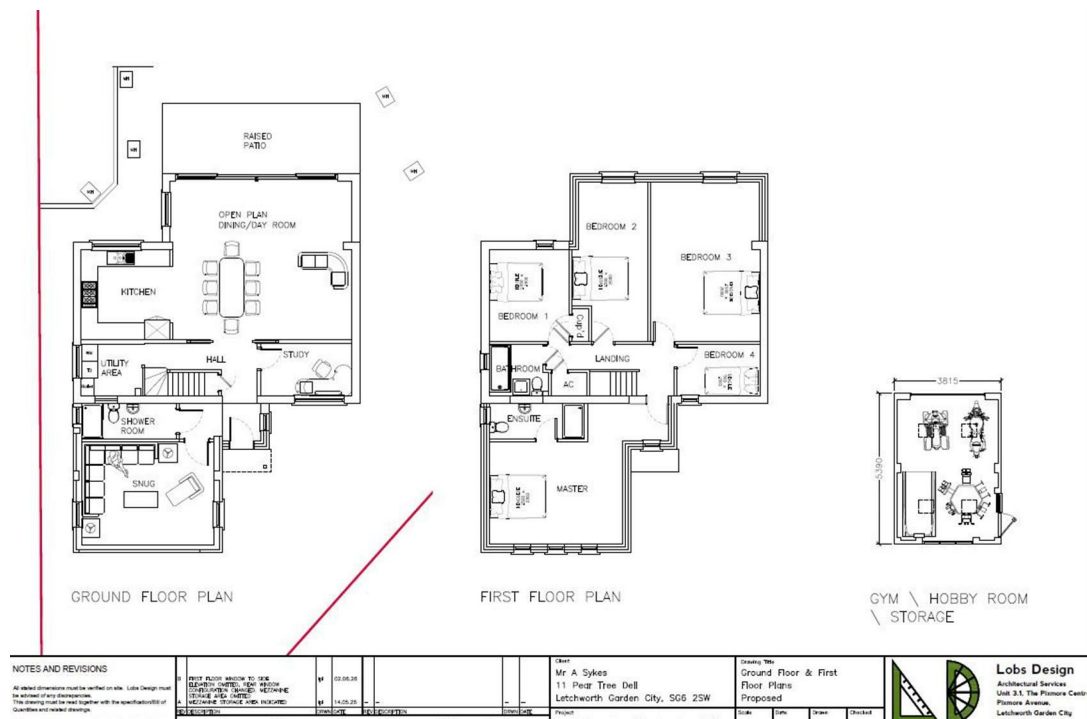
TOTAL FLOOR AREA : 1523 sq.ft. (141.5 sq.m.) approx.

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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.

CONSTRUCTION

Brick under a tiled roof

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 up to 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 - E

CONSERVATION AREA

The property is not located within the 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

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