



17 Field Lane • Letchworth Garden City • Hertfordshire • SG6 3LF

Guide Price £1,175,000

Charter Whyman

TOWN & VILLAGE HOMES





## SOUGHT AFTER RESIDENTIAL ROAD SUPERB KITCHEN/FAMILY AREA LARGE GARDEN ON TO A PRIVATE SPINNEY

### THE PROPERTY

Set on a quiet tree-lined residential road in the heart of a sought-after conservation area, this beautifully presented home blends period charm with modern living, offering a prime central location ideal for families.

Thoughtfully extended, the property provides spacious and versatile accommodation. The ground floor features four reception areas, including a sitting room, family room, dining room and a dedicated study, perfectly suited to both everyday living and entertaining.

At the heart of the home is a superb family-oriented kitchen, seamlessly combining contemporary design with dining and living space. This sociable area opens directly onto the rear garden, creating a natural flow between indoor and outdoor living. Upstairs, there are four well-proportioned bedrooms, including a principal suite with en suite, alongside a stylish family bathroom and additional WC.

The rear garden extends to approximately 130ft, with a patio leading to lawn, a covered decked veranda and garden office, plus gated access to a private spinney. Driveway parking and a single garage complete the offering.

### THE LOCATION

Field Lane is an enviable location, quietly tucked away on the favoured south side of Letchworth Garden City, only half a mile from the town centre and 0.6 mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with the fastest service to London Kings Cross taking just 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is 1.8 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.



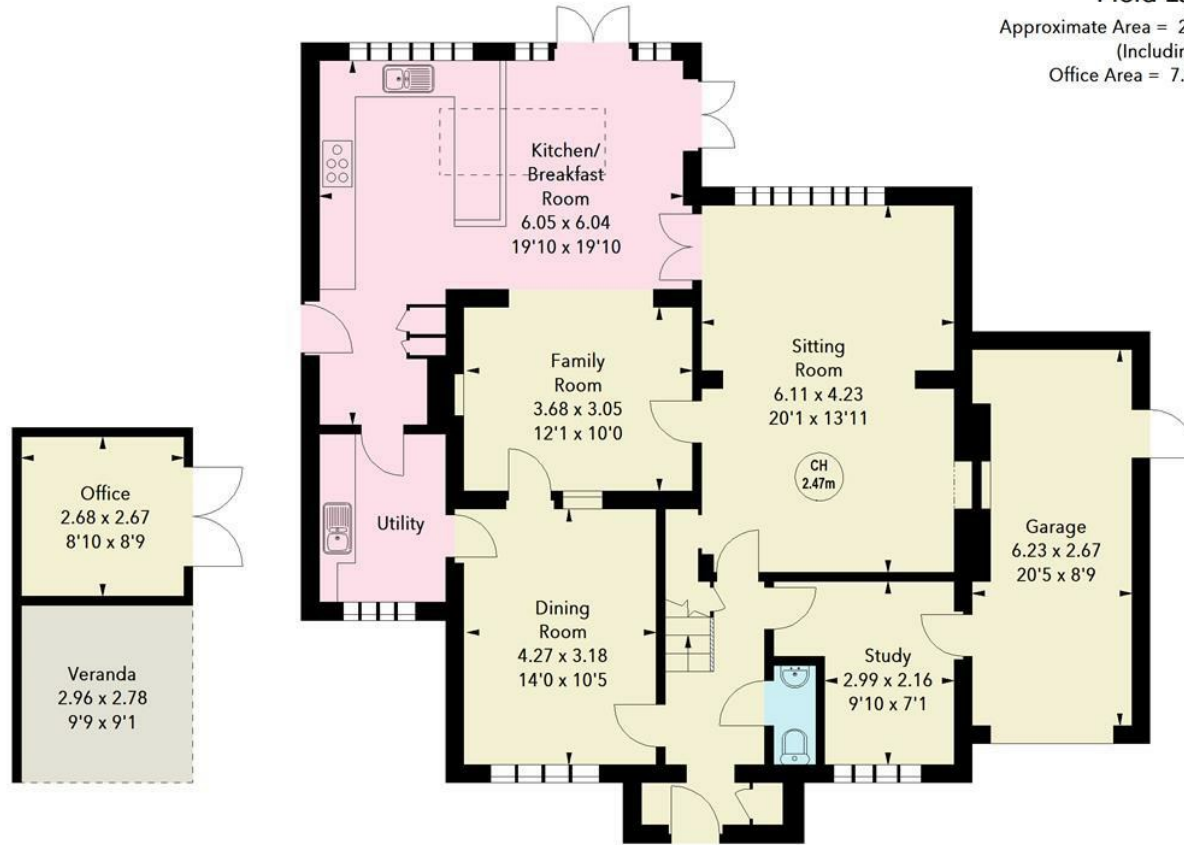




## Field Lane, SG6

Approximate Area = 204.10 sq m / 2197 sq ft  
(Including Office)

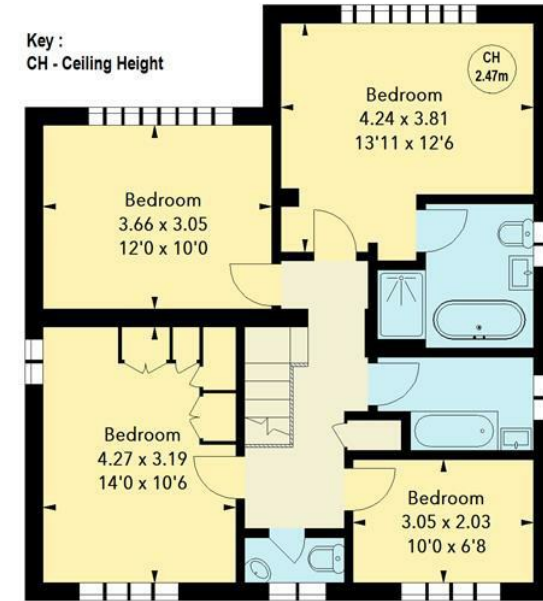
Office Area = 7.15 sq m / 77 sq ft



(Not shown in actual location / orientation)

### Ground Floor

Approx. 127.83 sq m / 1376 sq ft



### First Floor

Approx. 69.12 sq m / 744 sq ft

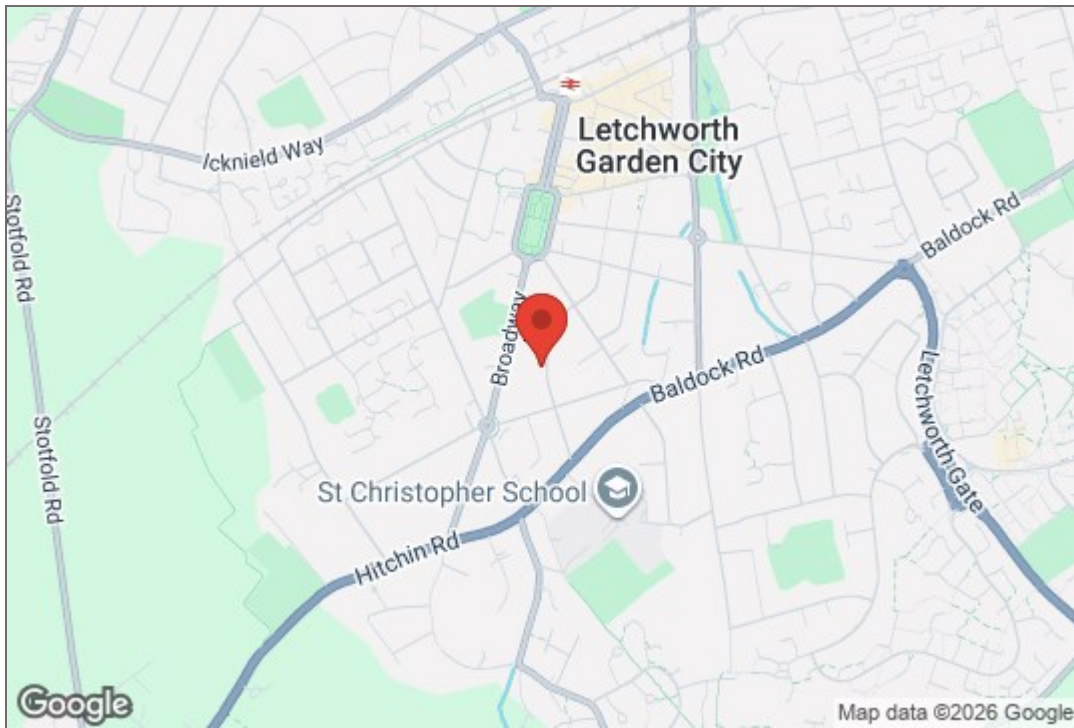


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

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

Rendered brick under a pitched tiled roof

## SERVICES

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

## EPC RATING

Band -

## BROADBAND SPEED

A choice of provider claiming up to 10,000 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - F

## CONSERVATION AREA

The property is located in 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

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

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)