



11 Ridge Road • Letchworth Garden City • Hertfordshire • SG6 1PW

Guide Price £480,000

Charter Whyman

TOWN & VILLAGE HOMES





CENTRAL LOCATION
BEAUTIFULLY PRESENTED
LARGE, ESTABLISHED REAR GARDEN

THE PROPERTY

Perfectly positioned within the heart of the conservation area, this beautifully improved character home combines period charm with modern-day convenience. Ideally located within easy reach of local amenities and just a short stroll from the mainline railway station, the property offers an exceptional lifestyle opportunity for commuters, professionals and families alike.

A welcoming reception hall leads through to a stylish lounge featuring an attractive fireplace surround with inset wood-burning stove, creating a warm and inviting focal point. A bay window to the front elevation floods the room with natural light, while the separate dining room boasts a further feature fireplace, providing an elegant setting for entertaining and everyday living.

The contemporary kitchen has been thoughtfully updated and enjoys direct access to the rear terrace, seamlessly connecting indoor and outdoor spaces. Upstairs, three well-proportioned bedrooms retain the property's character with charming feature fireplaces, complemented by a beautifully refitted family bathroom complete with a shower over the bath.

Outside, the private, south westerly facing, rear garden of approximately 111ft, offers a delightful retreat, featuring a paved terrace ideal for al fresco dining, an area of lawn and established planting that enhances both privacy and appeal. To the front, driveway parking provides valuable off-road convenience, completing this attractive and highly desirable period home

THE LOCATION

Ridge Road is a pleasant tree lined residential road just to the east of the town centre, less than half a mile from the mainline railway station and even closer to the main shopping area. 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 a mile and a half 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. It provides excellent schools (Hillshott Infant School & Nursery is within a quarter of a mile), shops, leisure and green open spaces (Howard Park is within 200 yards and the 63 acre Norton Common is only half a mile away).







Ridge Road, SG6

Approximate Area = 91.04 sq m / 980 sq ft

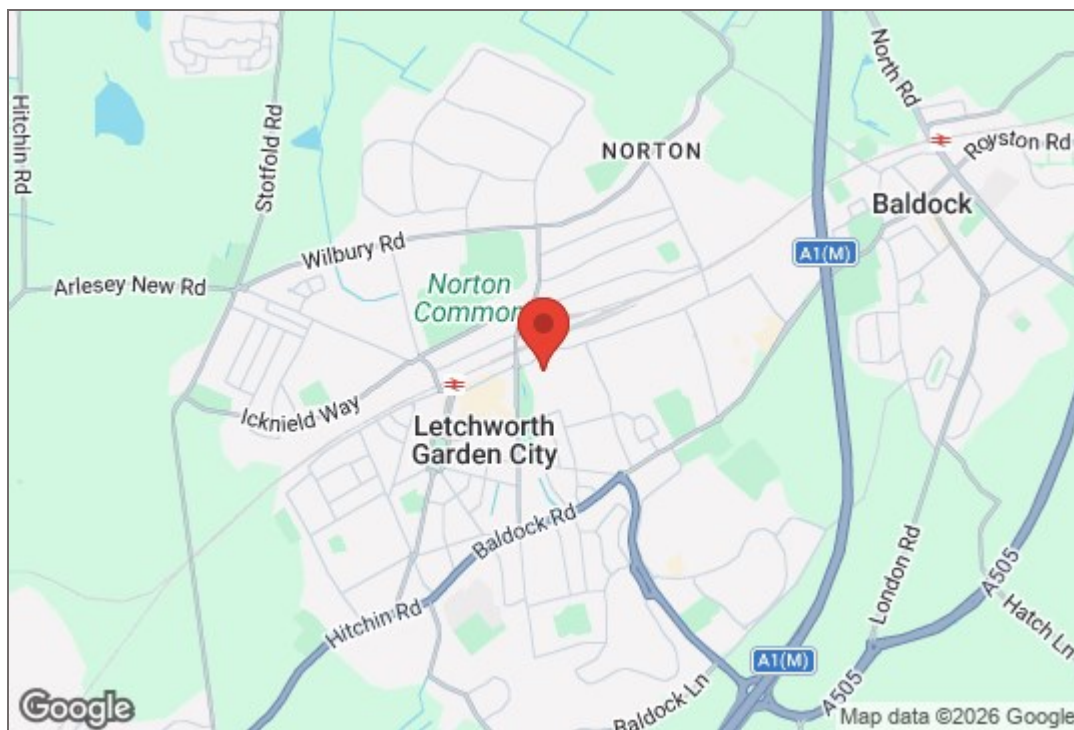


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative 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

Rendered brick 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 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

COUNCIL TAX

Band - C

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

01462 685808

www.charterwhyman.couk