



23 Willian Way • Letchworth Garden City • Hertfordshire • SG6 2HQ

Guide Price £1,100,000

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

**Porch • Hall • Cloakroom/WC • Sitting Room • Dining or Family Room • Kitchen • Conservatory • Utility Room
Landing • Master Bedroom with en suite Shower Room • Bedroom 2 • Bedroom 3 • Bedroom 4 • Family Bathroom
Garage**

Local & Nationwide Coverage

THE PROPERTY

This delightful family home is stunningly well presented throughout. The large conservatory at the rear is ideal as a dining room, freeing the original dining room for use as a family room or study, as required. The well proportioned sitting room has an attractive fireplace and wide double doors to the rear garden. The fitted kitchen is complemented by the large utility room.

Upstairs there are four good bedrooms with a well appointed en suite shower room to the master and a family bathroom.

The house benefits from uPVC double-glazed windows and gas fired central heating with a new boiler recently fitted.

THE OUTSIDE

The house sits in an excellent plot measuring approximately 168' by 52' (51.3m x 16m) overall. The front garden is laid to lawn with herbaceous beds and borders well stocked with shrubs, conifers and trees which screen the house pleasantly from the street. There are brick paved paths and the pebble driveway provides good off-street parking and leads to the attached garage.

The attractive rear garden faces west and is some 110' (33.4m) in length. It is laid to lawn with paved patios, herbaceous beds and borders, fruit trees and ornamental shrubs, conifers and trees.

Timber garden shed 9'9" x 7'9" (2.96m x 2.36m) and log store.

THE LOCATION

William Way is a highly regarded tree lined residential avenue on the favoured south side of the town. No 23 is just over half a mile from the town centre and three-quarters of a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 28 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is only 1.2 miles away by car.

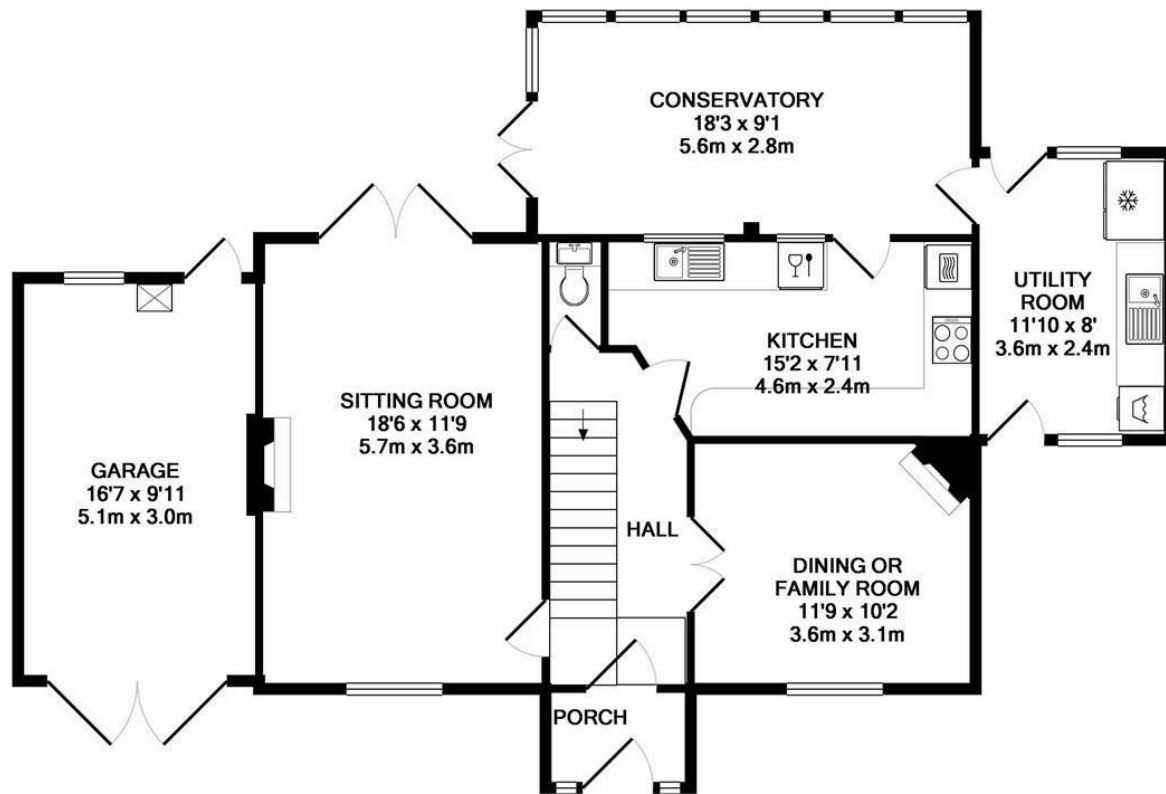
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The highly regarded Lordship Farm JMI School is within a quarter of a mile, as is the St Christopher School, and St Francis' College is about half a mile distant.



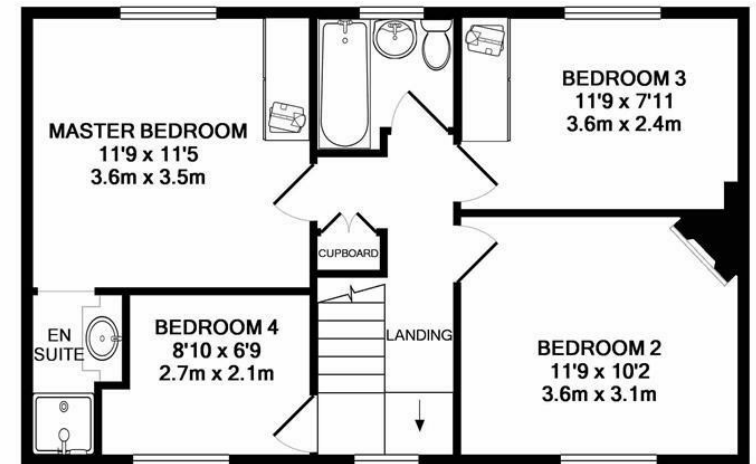
ABSOLUTELY STUNNING HOME
IN A TRULY PRIME LOCATION
DELIGHTFUL GARDEN







GROUND FLOOR
 APPROX. FLOOR
 AREA 992 SQ.FT.
 (92.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 538 SQ.FT.
 (50.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1530 SQ.FT. (142.2 SQ.M.)
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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. 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.





EPC RATING

Band - E

SERVICES

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

TENURE

FREEHOLD

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 - F

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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