



9 Netley Dell • Letchworth Garden City • Hertfordshire • SG6 2TF

Guide Price £625,000

Charter Whyman

TOWN & VILLAGE HOMES





OPEN ASPECT ON TO PADDOCKS OFFERED CHAIN FREE FOUR BEDROOMS

THE PROPERTY

Offered chain free and tucked away at the head of a quiet cul de sac within the highly sought after Lordship Development, this detached family home combines privacy, space and exceptional surroundings. Perfectly positioned, the property enjoys stunning uninterrupted views across the rear garden towards fields within a designated conservation area.

The welcoming reception hall leads through to a spacious living room, dining room and fitted kitchen, all thoughtfully arranged to overlook the beautifully maintained rear garden. A separate utility room adds further practicality, making the layout ideally suited to modern family living as well as entertaining guests throughout the year.

To the first floor are four well proportioned bedrooms together with a family bathroom, offering flexible accommodation for growing families or those seeking additional home office space. Natural light flows throughout the property, while the elevated rear outlook creates an impressive sense of openness rarely found in such a convenient residential setting.

Outside, the rear garden extends to approximately sixty feet (approx. 18m), featuring a paved patio leading onto an established lawn with idyllic open views beyond. To the front, the property benefits from a double garage and driveway parking, completing this superb family home in a premier location

THE LOCATION

The house is located in the popular Lordship area on the southern side of the town, a mile and a half from the centre and a mile and three-quarters from the 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 just over 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 and green open spaces. The highly regarded Lordship Farm Primary School is within a third of a mile.







Netley Dell, SG6

Approximate Area = 136.10 sq m / 1465 sq ft



Key :
CH - Ceiling Height

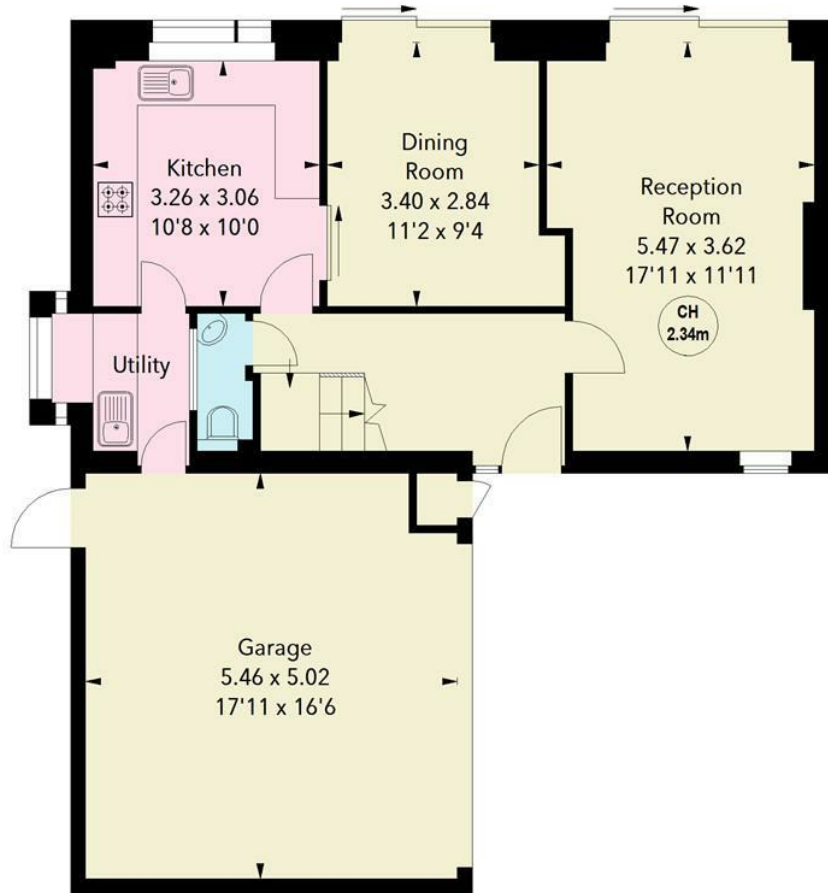
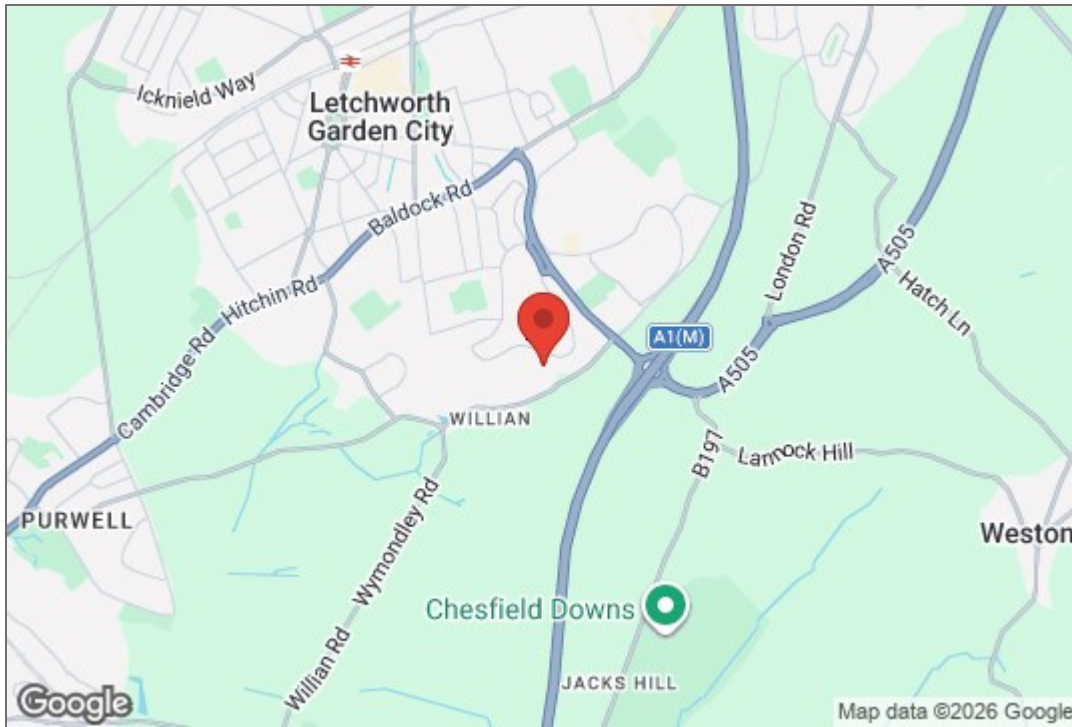


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

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.



TENURE

LEASEHOLD

990 YEARS FROM 1970, WITH APPROXIMATELY 934 YEARS REMAINING.
AS FAR AS WE ARE AWARE, THERE IS NO GROUND RENT PAYABLE.

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 pitched 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 E

CONSERVATION AREA

The property is not located with in a 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.co.uk