



52 Shott Lane • Letchworth Garden City • Hertfordshire • SG6 1SE
Guide Price £465,000

Charter Whyman

TOWN & VILLAGE HOMES





CHARMING GARDEN CITY COTTAGE EXTENDED TO PROVIDE A SECOND RECEPTION ROOM EXCELLENT CENTRAL LOCATION

THE PROPERTY

This traditional end-of-terrace early Garden City town cottage has been well extended and updated, yet still retains its original charm and character. The main addition is a second reception room and the ground floor is completed by a fitted kitchen and smart modern bathroom.

There are two bedrooms on the first floor, with a third on the second.

The house benefits from uPVC double-glazed windows and gas fired central heating.



THE OUTSIDE

The cottage stands back from the road with the front garden laid to lawn with pine tree, olive trees and ornamental shrubs. The stone chipping and block-paved drive provides off-street parking.

A gate to the side of the house leads to the rear garden, which is some 76' (23.1m) in length and laid to lawn with paved patio and ornamental shrubs and trees.



THE LOCATION

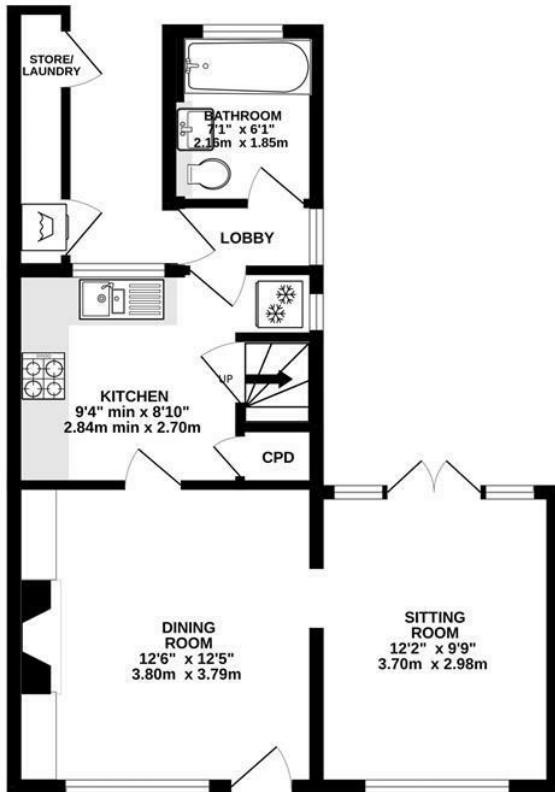
Shott Lane is very conveniently located just to the east of the town centre. No 52 is only a third of a mile from the town centre and half a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1(M) is a mile and a quarter 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, two of the most notable, Howard Park and the 63-acre Norton Common, are only a quarter of a mile and three-quarters of a mile away respectively.

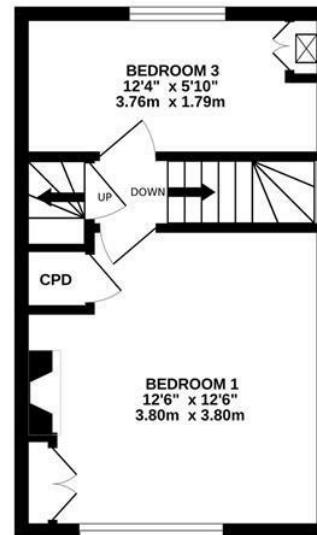




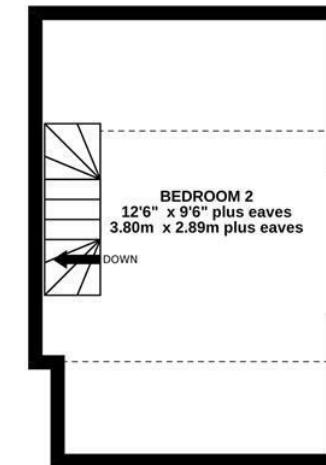
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.0 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE STORE/LAUNDRY

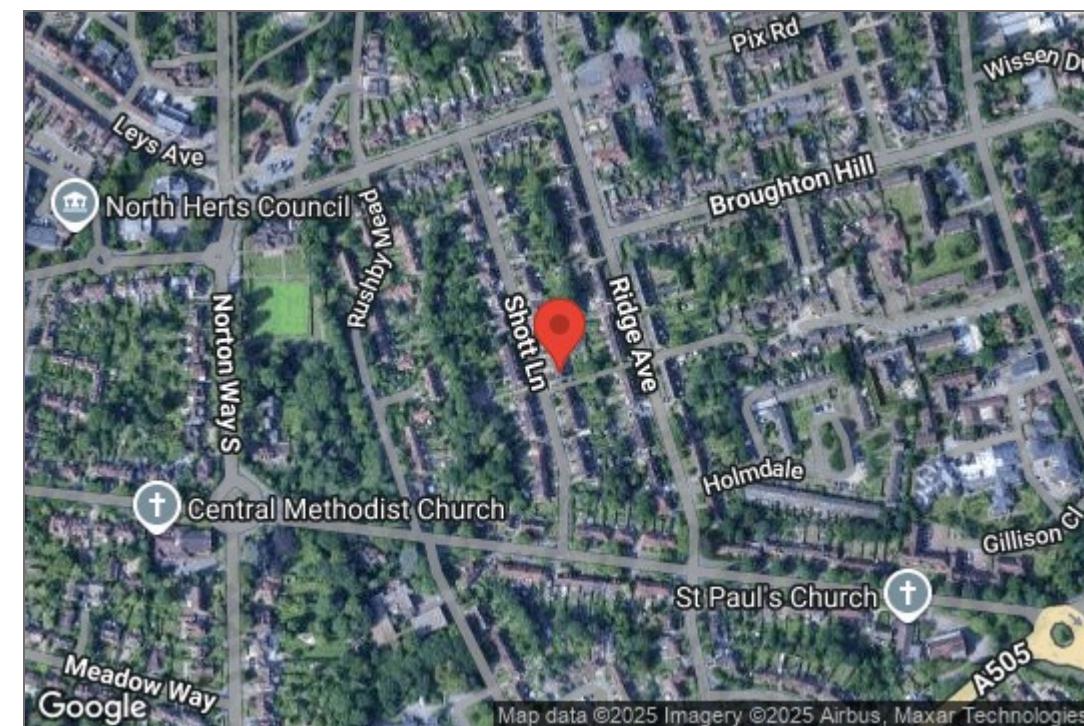
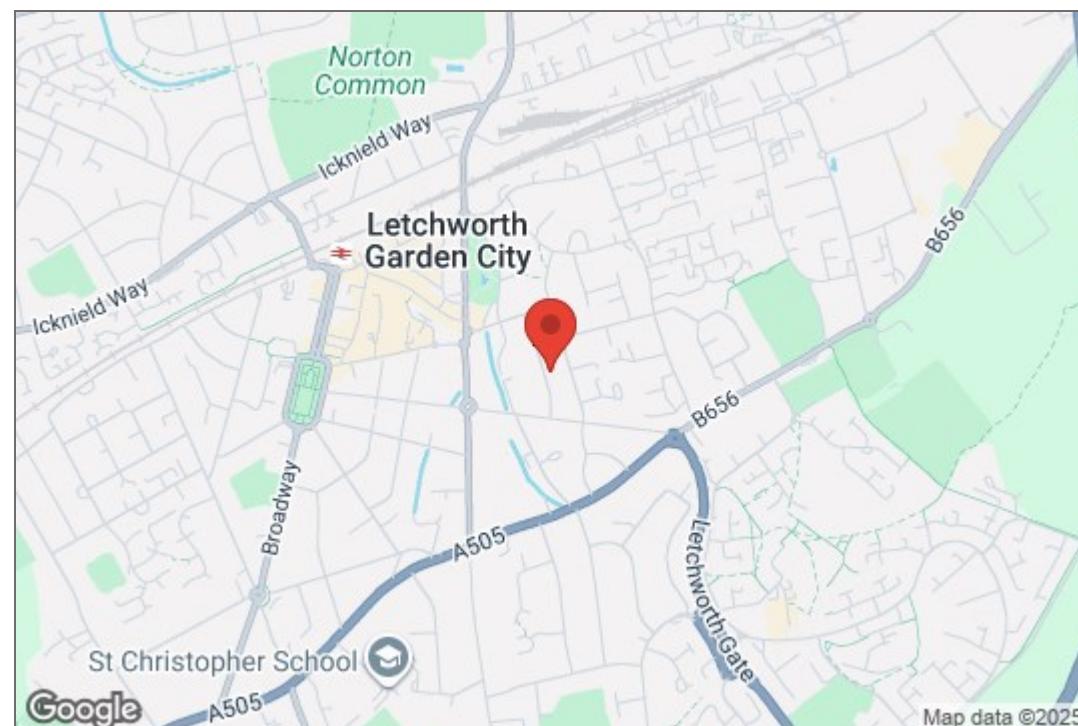
TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

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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.

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.

CONSTRUCTION

Solid brick, roughcast rendered externally, with insulated cavity extension. Pitched tiled roofs.

SERVICES

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

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

EPC RATING

Band - E

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

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 - B

CONSERVATION AREA

The property is located within the Letchworth Conservation Area.

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350
www.letchworth.com

Charter Whyman

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

01462 685808

www.charterwhyman.co.uk