10 Nursery Court • Nevells Road • Letchworth Garden City • Hertfordshire • SG6 4TS

Guide Price £460,000

Charter Whyman

TOWN & VILLAGE HOMES

SPACIOUS MODERN TOWNHOUSE
VERY CENTRAL LOCATION
SOUTH FACING REAR GARDEN

THE PROPERTY

This well-proportioned modern townhouse provides good family accommodation over three floors. On the ground floor, the entrance hall leads to a large cloakroom/WC, sitting room with square bay to the front and a full-width kitchen/dining room at the rear. The first floor comprises two double bedrooms, the largest of which is L-shaped to provide a dressing area, and the family bathroom. The master suite is to be found on the second floor, comprising bedroom with built-in wardrobe and en suite shower room. There is a second walk-in wardrobe/eaves storage off the second floor landing.

The house benefits from uPVC double-glazed windows. electric underfloor heating to the kitchen/dining room and gas fired central heating to the remainder of the house.

The house enjoys an attractive courtyard setting with a central green and visitors' parking. It has an open-plan front garden laid to lawn and with an ornamental Japanese acer.

The south facing rear garden is some 32'6" (9.93m) in depth with a paved patio, steps up to the lawn and herbaceous borders with ornamental shrubs and apple tree. Garden shed.

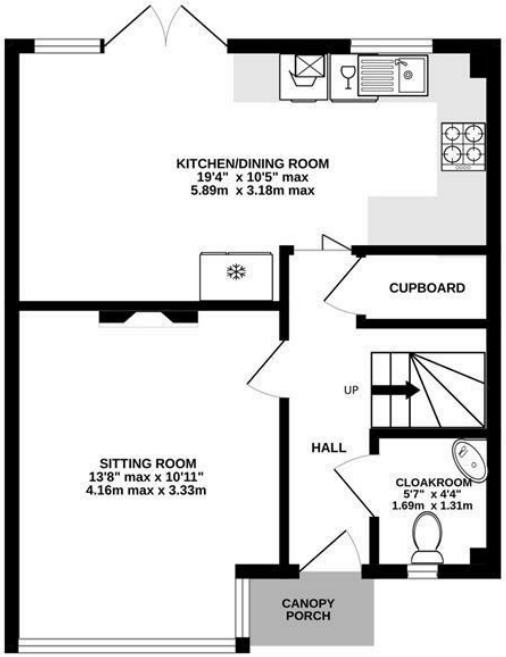
The allocated parking space and bin storage area are located in a separate courtyard accessed via an archway to the right of the house.

THE LOCATION

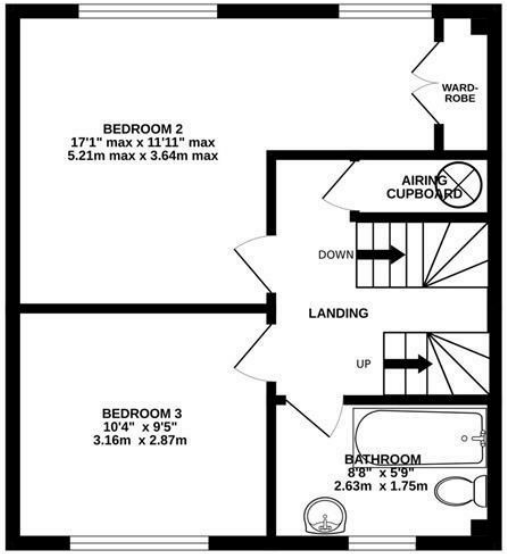
Nursery Court enjoys a very convenient location at the western end of Nevells Road, within a quarter of a mile of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline and regular services run throughout the day with the fastest service to London Kings Cross taking just 29 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is just 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 63-acre Norton Common is only 350 yards (320m) away.

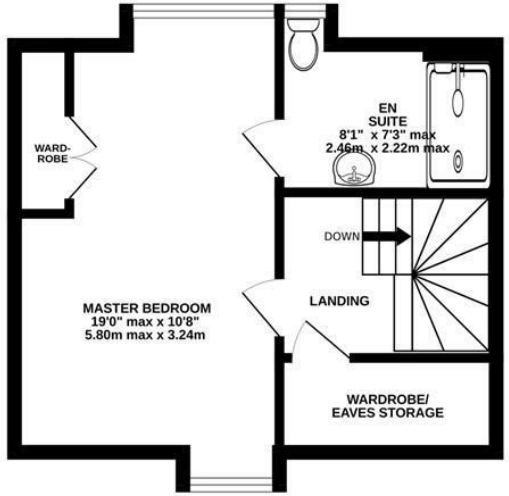
GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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.

Charter Whyman
TOWN & VILLAGE HOMES

Norton Rd
Wilbury Rd
Norton Way N
Wilbury Hills Rd
Letchworth
Garden City
Icknield Way
Baldock Rd
Broadway
Baldock Rd
Google
Map data ©2026 Google

Icknield Way
Rowan Cres
Cowslip Hill
Nevells Rd
Icknield Way
Bedford Rd
Bridge Rd
Icknield Way
Station Rd
Busy Bees at Letchworth
Letchworth Garden City
Marmet Ave
Openshaw Way
Station Way
Broadway
Openshaw Way
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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

Brick under a tiled roof

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 4G, O2 claims 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

CONSERVATION AREA

The property is located with 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.co.uk