



92 Broadway • Letchworth Garden City • Hertfordshire • SG6 3PH

Guide Price £1,500,000

Charter Whyman

TOWN & VILLAGE HOMES





# ELEGANT DOUBLE FRONTED DETACHED HOUSE SET IN OVER A QUARTER OF AN ACRE PREMIER LOCATION

## THE PROPERTY

The tree lined avenue of Broadway, at the heart of the Garden City, is unusual in Letchworth in that many of its fine houses proudly display their brickwork to the world, rather than hiding it behind roughcast render. No 92 is one such and this impressive detached and much loved family home, dating from the mid 1920's, provides graciously proportioned accommodation, and would richly reward the updating which is now due.

The central entrance hall with its elegant turning staircase to the first floor provides access to the three main reception rooms and the kitchen, which is open plan to the breakfast room. A cloakroom, separate WC and a utility room complete the ground floor. The first floor comprises five bedrooms, one with an en suite shower room, a bathroom and a separate WC. The house benefits from uPVC double-glazed windows, cavity wall insulation and gas fired central heating.

## THE OUTSIDE

The house is set well back from the road in an impressive plot of over a quarter of an acre and measuring approximately 149' by 76' (45.49m x 23.35m) overall. The front garden is bounded by hedges and laid to lawn with herbaceous borders and ornamental shrubs. The herringbone brick-paved driveway and turning space provide generous off-street parking and lead to the double-length garage, which is linked to the house by the boiler room.

Gates to either side open to the delightful rear garden, which is some 93'6" (28.5m) in depth. The herringbone brick paved patio is separated from the extensive lawns by walled beds. Herbaceous borders are well stocked with ornamental shrubs and the garden backs on to a private spinney, one of the many green open spaces throughout the town, affording a high degree of privacy and a perfect place for children to play. Timber garden shed.

## THE LOCATION

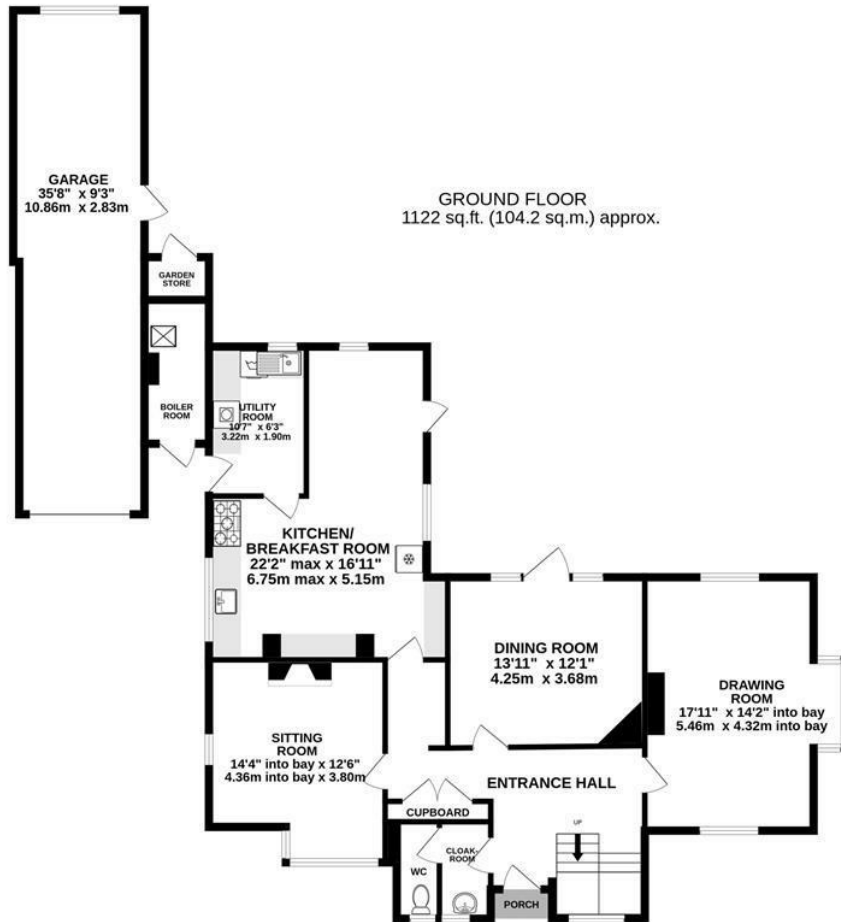
Broadway is a wide tree-lined avenue leading south from the town centre. No 92 is less than half a mile from the main shopping area and scarcely more from the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest train to London King's Cross takes just 29 minutes, as does that to Cambridge. For drivers, Junction 9 on the A1(M) is just 1.9 miles away.

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 many green open spaces. The property is particularly well placed for easy access to schools with the Highfield School, St Christopher School and Thomas More Primary School all being within half a mile; indeed, if the family includes girls, St Francis' College is literally just across the road.







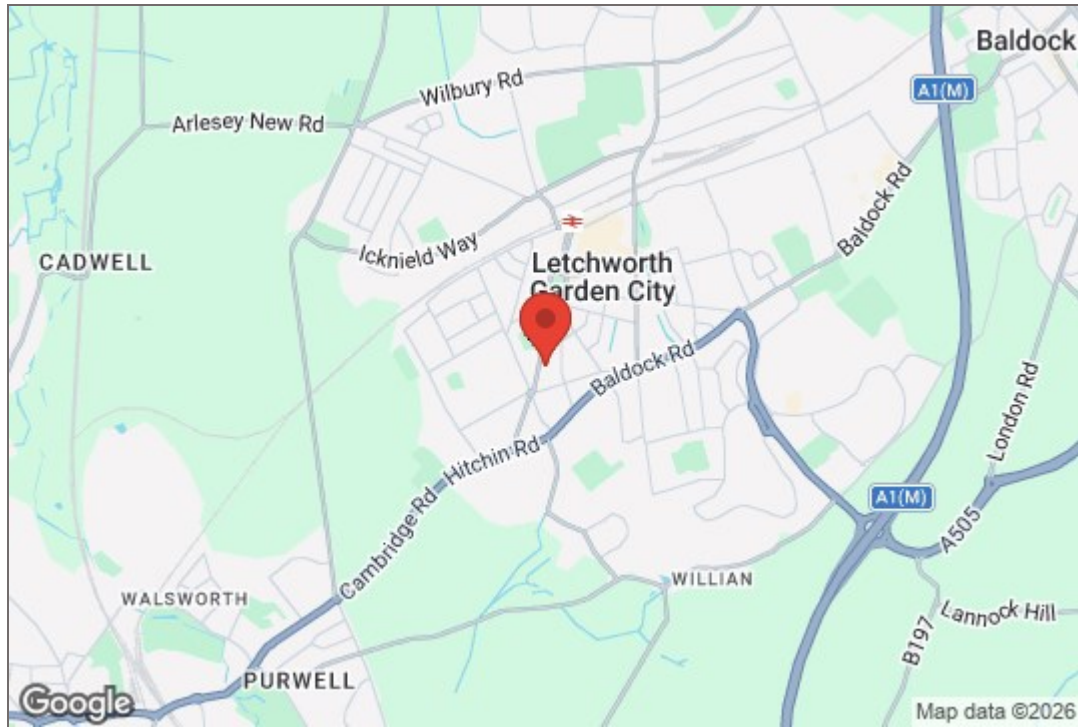


THE FLOOR AREAS DO NOT INCLUDE THE GARAGE, BOILER ROOM OR GARDEN STORE

TOTAL FLOOR AREA : 2225 sq.ft. (206.7 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.



## 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

Insulated cavity brickwork under a hipped 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 1,800 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - G

## 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](http://www.letchworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

Charter Whyman

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)