



17, Westholm

Letchworth Garden City,
Hertfordshire, SG6 4JB

£425,000

country
properties

A Grade II Listed Early Garden City cottage designed by the renowned Architects Parker and Unwin for the Garden City Tenants Ltd in 1906. A pioneering example of workers' cottages grouped around a large open green.

The town is a prime example of the Garden City Movement, which aimed to create planned communities with green spaces, affordable housing, and a focus on community well-being. Letchworth was the prototype for this movement. Letchworth Garden City provides residents with cultural and recreational amenities, including parks, museums, and sports facilities. It has a strong educational infrastructure, with a range of primary and secondary schools, as well as further education institutions. Letchworth Garden City is well-connected to London, Cambridge and other nearby towns. It has a railway station and is accessible by major roads.

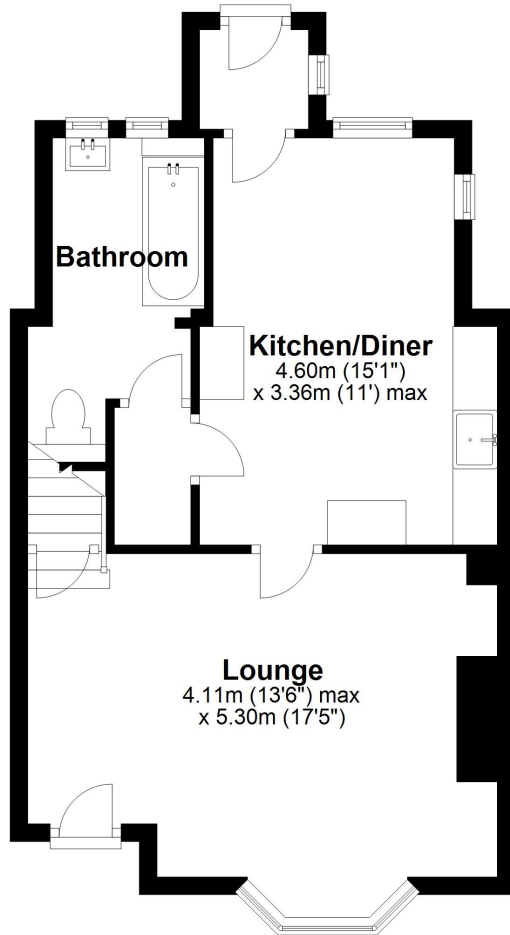
- The property is full of character with a spacious lounge
- Fitted kitchen with cooker, fridge/freezer, dishwasher and washing machine
- Ground floor bathroom with roll top bath.
- Two first floor bedrooms.
- Gas central heating.
- Located in a crescent of properties facing an open green space.
- Freehold





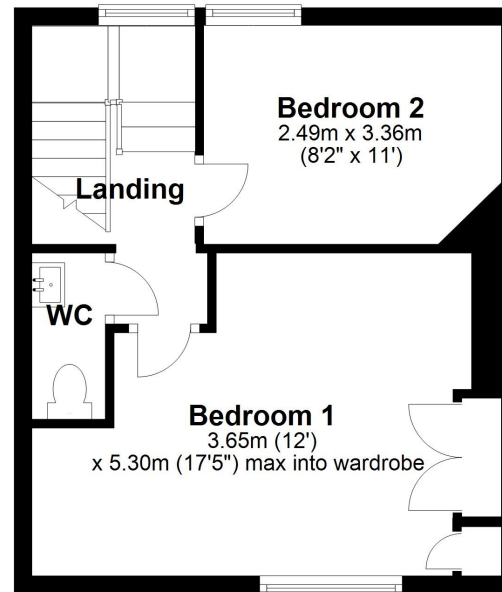
Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country properties