



Abendheim 302 Norton Way South • Letchworth Garden City • Hertfordshire • SG6 1SX
Guide Price £1,425,000

Charter Whyman

TOWN & VILLAGE HOMES





IMPRESSIVE DETACHED RESIDENCE APPROX. 1/2 ACRE PLOT REQUIRES SOME UPDATING

THE PROPERTY

Dating from 1911, this distinguished detached town-centre family residence is a rare architectural gem, designed by renowned architect H. Clapham Lander in the distinctive Bavarian style. Grade II listed and rich in period character, with a separate listing for Lychgate to the entrance, the property offers an exceptional opportunity to sympathetically update a truly individual home while preserving its original charm and architectural integrity. The property even retains its original Leclanche bell system!

Inside, an impressive selection of generously proportioned reception rooms creates an elegant yet highly versatile living environment. Accessed from the grand reception hall with turning staircase, the drawing room, sitting room, study and dining room each showcase an appealing combination of period features, including open fireplaces, while doors open directly onto the rear garden. The kitchen, with a large walk in pantry is complemented by a utility room, gardener's cloakroom and separate guest cloakroom, providing excellent practical accommodation.

Arranged over the first floor are five well-proportioned bedrooms, together with the principal family bathroom. Two of the bedrooms have doors opening on to balconies. Two additional attic rooms above offer valuable further space and scope for a variety of uses. Throughout, the property retains a wealth of character, with its generous proportions and period detailing providing an exceptional foundation for contemporary family living.

Outside, the approximately half-acre plot is a particular highlight, combining space, privacy and convenience in a town-centre setting. A substantial driveway to the front provides parking for several vehicles while a detached double garage is linked to the main house via

THE LOCATION

Norton Way South is a tree-lined residential avenue leading south from the town centre. Abenheim is within half a mile of the town centre and just over 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 1.4 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 house is well placed for easy access to schools, with St Francis' College and the St Christopher School both about half a mile away, the Lordship Farm Primary School three-quarters of a mile and the Hiahfield School and St Thomas More RC Primary School within a mile.

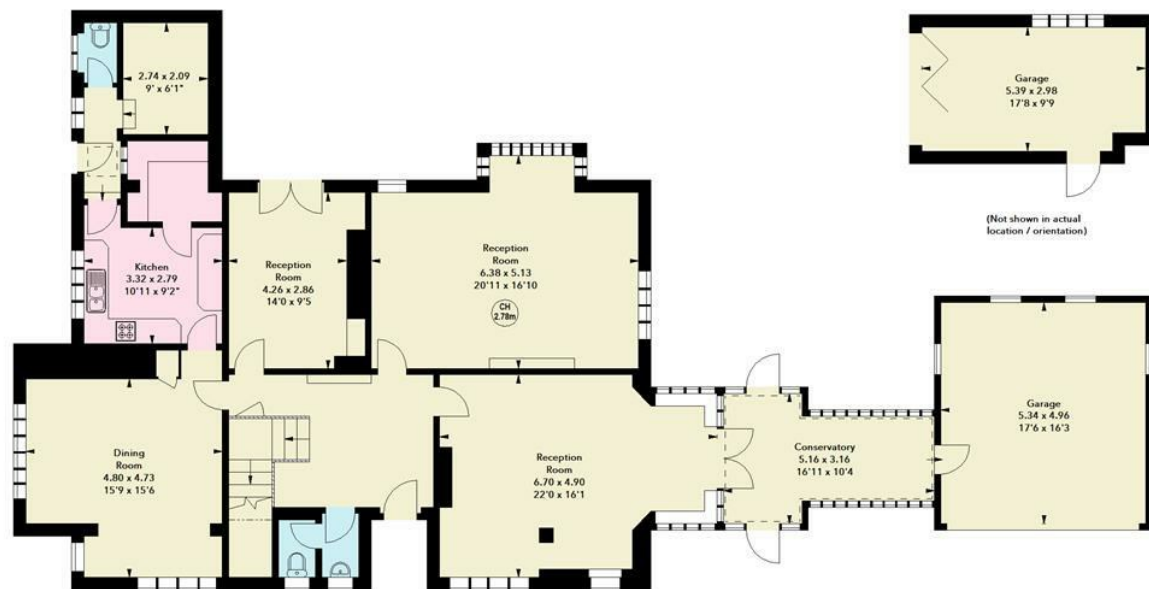






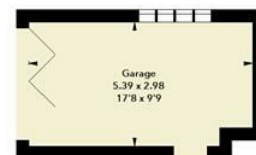
Norton Way South, SG6
 Approximate Area = 412.20 sq m / 4437 sq ft
 (Including Garage & Eaves Storage)
 Garage Area = 42.36 sq m / 456 sq ft
 Eaves Storage Area = 26.10 sq m / 281 sq ft

Key:
 CH - Ceiling Height

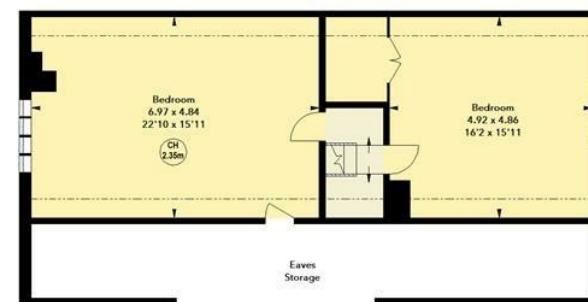


Ground Floor
 Approx. 184.96 sq m / 1991 sq ft

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



(Not shown in actual
 location / orientation)



Second Floor
 Approx. 93.83 sq m / 1010 sq ft

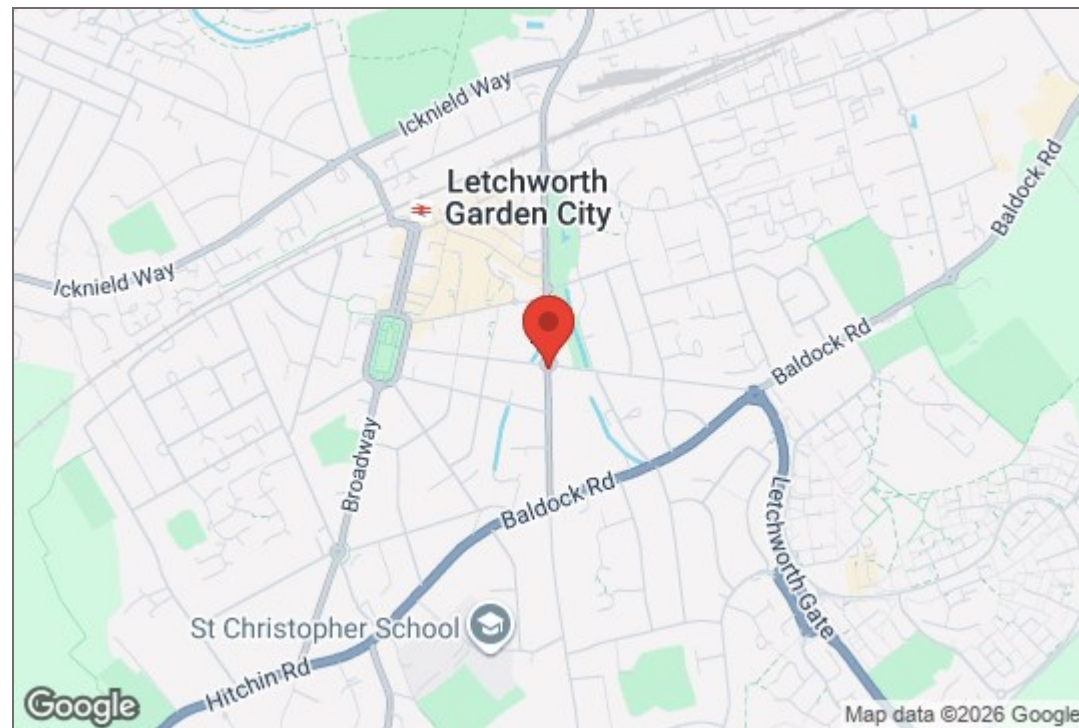


First Floor
 Approx. 117.52 sq m / 1265 sq ft

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

LEASEHOLD

990YEARS FROM 1970 WITH APPROX. 934 YEARS REMAINING.

NO GROUND RENT LISTED.

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

Rough cast render under a tiled roof

SERVICES

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

EPC RATING

Band - E

LISTED PROPERTY

Grade II.

BROADBAND SPEED

A choice of provider claiming up to 10,000 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 - G

CONSERVATION AREA

The property is located within 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