



6 BROADCROFT,
LETCHWORTH, SG6 3UA

Lane &
BENNETTS



6 Broadcroft
Letchworth Garden City
Hertfordshire
SG6 3UA

Lane & Bennetts are proud to present this fabulous four bedroom, detached family home in a sought after cul-de-sac, located within the Manor Park development, on the favoured South side of Letchworth Garden City. The frontage of the property is well maintained with lawn and shrubs alongside a block-paved driveway providing ample off-road parking and access to the sizeable double garage (suitable for conversion STP). Inside the home you are greeted with a useful porch, handy storage area with an internal door to the garage and practical downstairs cloakroom. The ground floor briefly comprises of a fitted kitchen with some integrated appliances and a useful utility room. The spacious dining room has floor to ceiling windows overlooking the beautiful garden. The large lounge makes use of a small enclave to contain a study area, and is perfect for entertaining with doors leading out to the patio. On the first floor there is a master bedroom complete with en suite shower room. There is a second double bedroom with built-in storage, a further two bedrooms and a family bathroom. To the rear there is a well-sized, beautifully manicured, private and South-East facing garden mainly laid to lawn with mature shrubs. There is useful, gated, side access to the garden and an insulated shed with full electrics for a myriad of uses.

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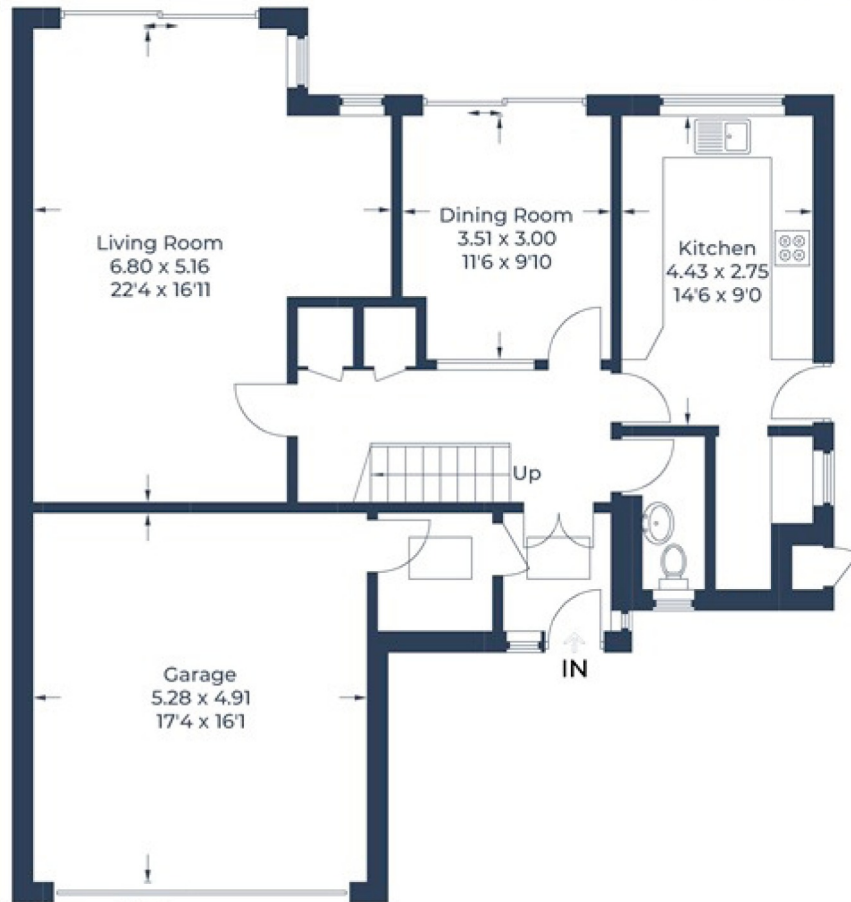
FABULOUS FOUR BEDROOM DETACHED FAMILY HOME WITHIN THE SOUGHT
AFTER MANOR PARK



KEY FEATURES

- LARGE LOUNGE ROOM & STUDY AREA
- DINING ROOM WITH GARDEN VIEWS
- FITTED KITCHEN | UTILITY | CLOAKROOM
- MASTER BEDROOM WITH EN SUITE
- MATURE SOUTH FACING GARDEN
- DOUBLE GARAGE & AMPLE PARKING
- POTENTIAL FOR EXTENSIONS (STP)
- LEASEHOLD | COUNCIL TAX BAND: F | EPC: B

Approximate Gross Internal Area
 Ground Floor = 103.4 sq m / 1,113 sq ft
 First Floor = 58.8 sq m / 633 sq ft
 Total = 162.2 sq m / 1,746 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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