



1 Howard Gate, Letchworth Garden City, Hertfordshire. SG6 2BQ  Satchells



## 4 Bedroom Detached House

**£700,000**

Discover the epitome of comfort in this extended 4-bedroom detached house nestled in a small cul-de-sac. Boasting 2 reception rooms, 2 bathrooms, and a double garage, this residence harmoniously blends spacious living with modern elegance. Welcome home.

- Detached family home
- Four bedrooms
- 19ft family room with 2 bay windows
- Kitchen/breakfast room
- Second reception room
- Double garage
- Wrap around garden
- Freehold
- EPC rating C. Council tax band F.

**Ground Floor:****Entrance:**

A double-glazed front door with a double-glazed side panel. Staircase to the first floor with feature balustrade and storage under. Cupboard. Doors to all rooms. Alarm.

**Family Room:**

Abt. 18' 1" x 15' 9" (5.51m x 4.80m) Two double-glazed bay windows to front and double-glazed window to side. Radiator. Amtico flooring. Feature fireplace with a gas fire. Radiator.

**Rear Reception Room:**

Abt. 20' 1" x 10' 5" (6.12m x 3.17m) Opening to kitchen/breakfast room, door to garage, and hallway. Double-glazed French doors to the garden. Two radiators. Feature electric fire. Dado rail and Amtico flooring. Cupboard.

**Kitchen/Breakfast Room:**

Abt. 29' 3" x 7' 10" (8.92m x 2.39m) A comprehensive range of wall and base units with worktop over. Integrated eyelevel double Neff oven, four ring gas hob, space for washing machine, dishwasher and fridge/freezer. Open plan to the breakfast area. Double-glazed door to garden. Radiator.

**First Floor:****Landing:**

Double-glazed window to side. Doors to all rooms.

**Master Bedroom:**

Abt. 13' 10" x 9' 1" (4.22m x 2.77m) Double-glazed window overlooking the rear garden. Built-in wardrobes. Radiator. Double doors to bedroom four. Door to the en-suite shower room.

**En-Suite Shower Room:**

Walk-in shower integrated low-level WC and vanity wash basin with cupboard under. Double glazed window to side. Radiator.

**Bedroom Two:**

Abt. 12' 4" x 9' 1" (3.76m x 2.77m) Double-glazed window to front. Radiator

**Bedroom Three:**

Abt. 10' 0" x 7' 8" (3.05m x 2.34m) Double-glazed windows to front and side. Fitted cupboards. Radiator

**Bedroom Four:**

Abt. 9' 10" x 8' 9" (3.00m x 2.67m) Doors to master bedroom and landing. Double-glazed window overlooking the rear garden. Fitted wardrobes. Radiator.

**Outside:**

The front garden is mainly laid to lawn bordered with hedging around. Driveway with parking for two cars plus off road parking for an additional three vehicles.

The rear garden wraps around to the side and rear and is mainly laid to lawn and benefits from a block paved patio with retaining wall.

**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

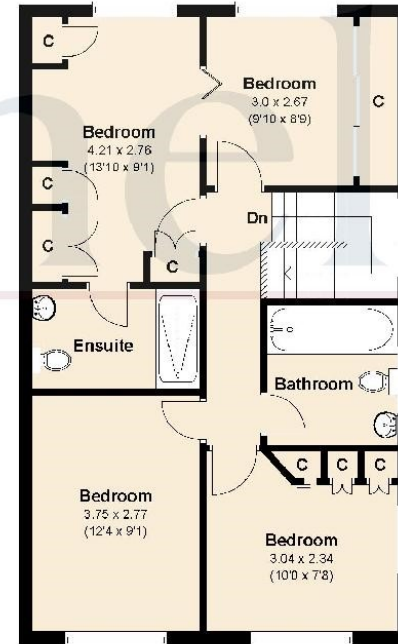
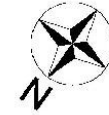




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor  
Approx. 112.70 sq. metres (1213.09 sq. feet)

First Floor  
Approx. 56.70 sq. metres (610.31 sq. feet)



Total area: approx. 169.40 sq. metres (1823.40 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances  
and other features are approximate.