



13 Hawthorn Hill, Letchworth Garden City, Hertfordshire, SG6 4HF

£590,000 Freehold

| Satchells





Satchells

Step Inside

Hawthorn Hill

The property welcomes you with a generous entrance hall, providing useful storage and setting the tone for the light and airy feel found in every room. The bright living room, featuring dual aspect windows and an attractive bay window, offers an inviting space for relaxing or entertaining. There are three well-proportioned bedrooms, with one currently arranged as a dining room, ideal for those who prefer additional living space or require a flexible third bedroom.

The well-appointed kitchen sits at the heart of the home and is complemented by a practical utility room with direct access to the garden and additional cloakroom. A family bathroom and an ensuite shower room serve the bedrooms, ensuring comfort and convenience. The property also benefits from double glazing throughout, enhancing warmth and energy efficiency.

A particular highlight of this bungalow is the generous loft space. Accessed via an existing staircase and currently used for storage, it offers fantastic potential for conversion (subject to the usual permissions), presenting an exciting opportunity to further expand the living accommodation.



About Letchworth Garden City

Hawthorn Hill

Hawthorn Hill is located in a peaceful residential part of Letchworth Garden City, offering the calm and greenery the area is known for while remaining conveniently close to the town centre. Letchworth provides a good range of shops, cafés and everyday amenities, all within easy reach for residents. The location also benefits from excellent transport links, with access to major road routes and Letchworth Garden City railway station offering regular services to surrounding towns and further afield, ideal for commuters. Nearby Norton Common adds to the appeal of the area, providing beautiful woodland, open grassland and walking paths, making it a popular spot for families, dog walkers and those who enjoy time outdoors.







Step Outside

Hawthorn Hill

This attractive detached bungalow occupies a generous corner plot and is beautifully presented from the outside, offering clear kerb appeal and a sense of privacy. The property features a classic brick exterior beneath a tiled, hipped roof, complemented by well-maintained front lawns and neatly shaped hedging that frames the boundary. A gated pathway leads to the front entrance, while the mature shrubs and landscaped beds add seasonal interest and charm.

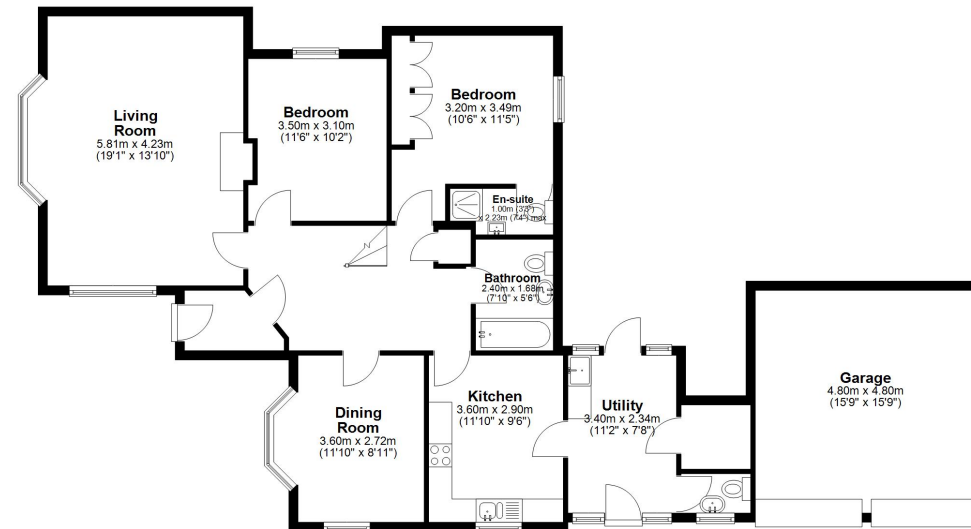
To the rear, the home benefits from a spacious, low-maintenance courtyard garden, ideal for outdoor dining or relaxation. The large paved patio is arranged around a decorative circular feature with a central sundial, creating a focal point and enhancing the sense of space. Additional tucked-away areas provide options for planting or storage, and the rear elevation includes modern windows and a sheltered porch area.

Overall, the property's exterior blends practicality with attractive, well-kept grounds, and an inviting setting in a peaceful residential neighbourhood.



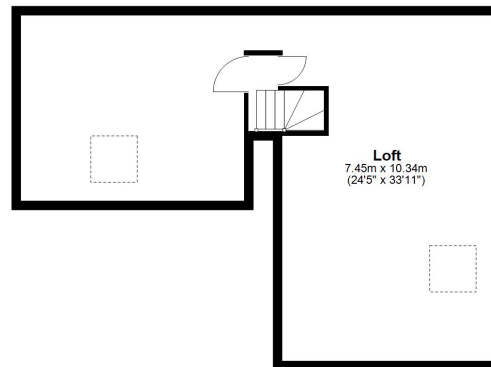
Ground Floor

Approx. 127.6 sq. metres (1373.7 sq. feet)



First Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



Total area: approx. 183.9 sq. metres (1979.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp

Hawthorn Hill



These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for general identification purposes only and not to scale. All measurements and areas quoted are approximate and should not be relied upon if ordering furniture, white goods or carpets. Satchells have not tested any appliances or carried out any surveys, and buyers are advised to make their own satisfactory enquires into the state and condition of the property, utility services and tenure. Some or all images may have been enhanced using Photoshop or similar and the contents shown may not be included in the sale. You are advised to confirm the availability of the property on the day of your viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of funding.

Satchells



Station Place, Letchworth Garden City, SG6 3AQ
01462 480077
letchworth@satchells.co.uk
www.satchells.com

Satchells