



1 Dagnalls
Letchworth Garden City | Hertfordshire | SG6 3UD

FINE & COUNTRY

1 DAGNALLS







Step inside

This impressive four bedroom detached family home is situated in a most favoured location on the highly sought after Manor Park development, and offers excellent potential to extend subject to planning permission. Upon entry, you instantly grasp the prospective opportunity to acquire a rare-to-market home. A generously sized dual-aspect lounge perfect for entertaining, is to the left off the entry hall. The eat-in kitchen/diner with ample work surfaces and storage, is filled with natural light, provides access to the garden, and a conveniently situated utility room – also with access to the rear garden, which has been updated by its' current owners. The scope to extend off the kitchen (stpp) to the rear, is more than clear to all who are looking to further add value and living space. A downstairs loo with wash hand basin concludes the ground floor. Furthermore, on the first floor there are four well-sized bedrooms, three of which are doubles and the fourth being a single room. The three piece family bathroom is positioned off the landing.

























Step outside

The property is on a plot of an enviable size, with a spacious back garden perfect for green-fingered gardening enthusiasts, families, and entertaining guests alike. The garden is mainly laid to lawn and lined with shrubs and trees. A patio can be found outside the back door, ideal for al-fresco dining. Moreover, two storage sheds are positioned to the end of the garden. A key benefit to this property is that the front of the plot can be accessed via both sides of the garden. To the front, a lovely garden is nestled behind mature trees, ideal for privacy. Furthermore, the paved driveway is readily available to provide parking for multiple vehicles. A large double garage attached to the side of the property, provides an ideal storage solution or workshop, and features a recently updated electric door for a sense of added security.



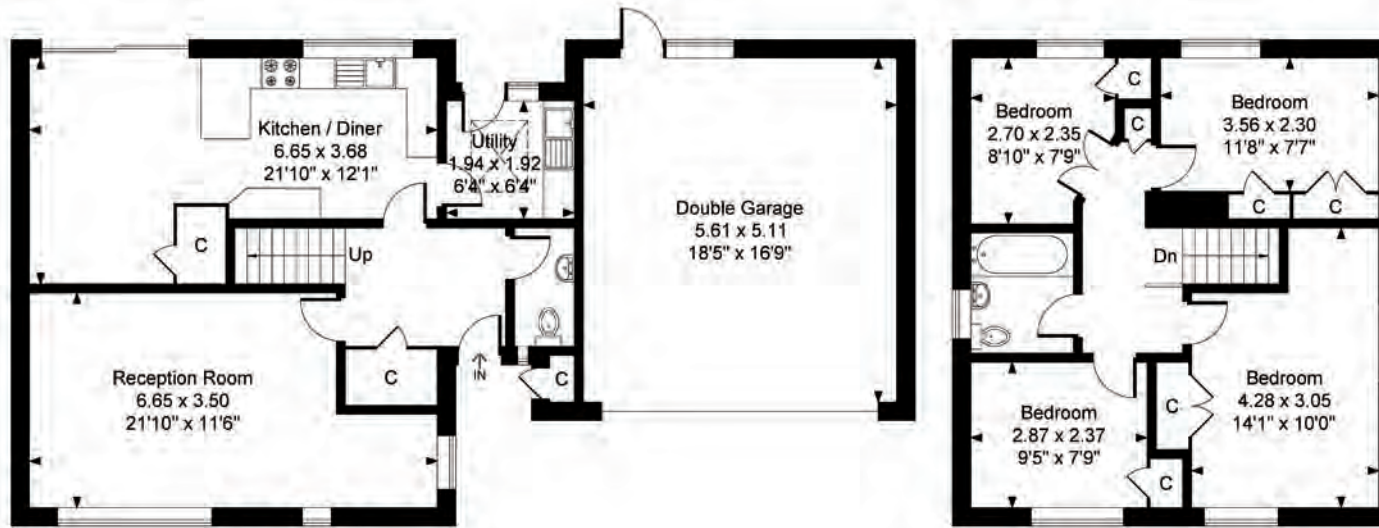
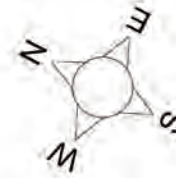




About the area

Manor Park is privy to exceptional amenities access. Willian is an area which is highly sought after and well-regarded, as peaceful and preserved. Featuring a beautiful church, a Post Office and general store, along with two pubs – including The Fox which has a highly regarded restaurant. A delightful duck pond can be found in the centre of the village, perfect for a weekend stroll. North of Willian is Letchworth Garden City, and 2.5 miles to the west is the historic market town of Hitchin. There are a wide range of schools in the district including Highfield and Fearnhill. Independent schools include; St Francis College, St Christopher, The Princess Helena College, Dame Alice Harper and Kingshott. Letchworth Golf Club and Nuffield Health Fitness and Wellbeing Centre are both within a short distance. Transport links are enviable, with the A1(M) junction 9 1 mile distant, whilst fast and frequent trains leave from Hitchin, Stevenage and Letchworth Garden City to Finsbury Park and London Kings Cross, to the north via Peterborough and to East Anglia via Cambridge. Luton airport is 13 miles away and Stansted airport 30 miles approximately.

Dagnalls
Approximate Gross Internal Area
136.18 sq m / 1465.82 sq ft
(Including Garage)
Garage 28.67 sq m / 308.60 sq ft



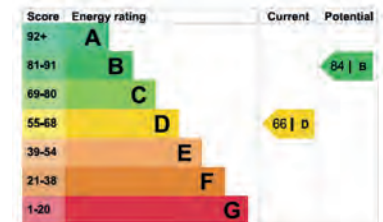
Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Council Tax Band: F
 Tenure: Freehold



Agents notes: All measurements are approximate 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 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. Printed 17.02.2023





FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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