



202 Icknield Way, Letchworth Garden City SG6 4AA







## 4 Bedroom Detached House

### £750,000 Freehold

A beautifully presented four-bedroom detached home located on the highly desirable Icknield Way in Letchworth Garden City. This charming property offers spacious living in a prime residential area, ideal for families or professionals seeking comfort, convenience, and an attractive setting close to local amenities, schools, and transport links.

- FREEHOLD
- Four Bedrooms
- Detached family home
- Off road parking with car port and garage
- Open plan kitchen/diner
- Close to town centre and train line
- Study
- Large rear garden
- EPC rating E. Council tax band F

## **Ground Floor**

### **Kitchen/Diner:**

Abt. 22' 10" x 11' 7" (6.96m x 3.53m) Open plan kitchen diner, double glazed window to rear and front also doors to rear garden. Fitted kitchen with worktops, a range of wall and base mounted units and integrated hob, extractor, oven, dishwasher. Dining space.

### **Lounge:**

Abt. 17' 4" x 11' 7" (5.28m x 3.53m) Double glazed bay window to front garden aspect, door to rear garden. Radiator.

### **Downstairs Shower Room:**

Shower, wash basin, WC. Small double glazed window to rear.

### **Study:**

Abt. 11' 11" x 7' 4" (3.63m x 2.24m) Double glazed windows to rear, side and front of property. Radiator.

## **First Floor**

### **Bedroom One:**

Abt. 11' 10" x 11' 7" (3.61m x 3.53m) Double glazed windows, carpet flooring, built in storage.

### **Bedroom Two:**

Abt. 10' 3" x 11' 7" (3.12m x 3.53m) Double glazed window to front, carpet flooring, Radiator.

### **Bedroom Three:**

Abt. 9' 4" x 11' 7" (2.84m x 3.53m) Double glazed window to rear and side, carpet flooring, Radiator.

### **Bedroom Four:**

Abt. 6' 9" x 11' 7" (2.06m x 3.53m) Double glazed window to front, carpet flooring, Radiator.

### **Upstairs Bathroom:**

WC with washbasin. Shower and bath with mixer taps. Double glazed windows.

## Outside

### Front Garden:

Accessed via a private driveway providing off-road parking, a garage, and a carport, front garden.

### Rear Garden:

The rear garden is mainly laid to lawn, bordered by mature shrubs and trees, and features a separate patio area

### Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.





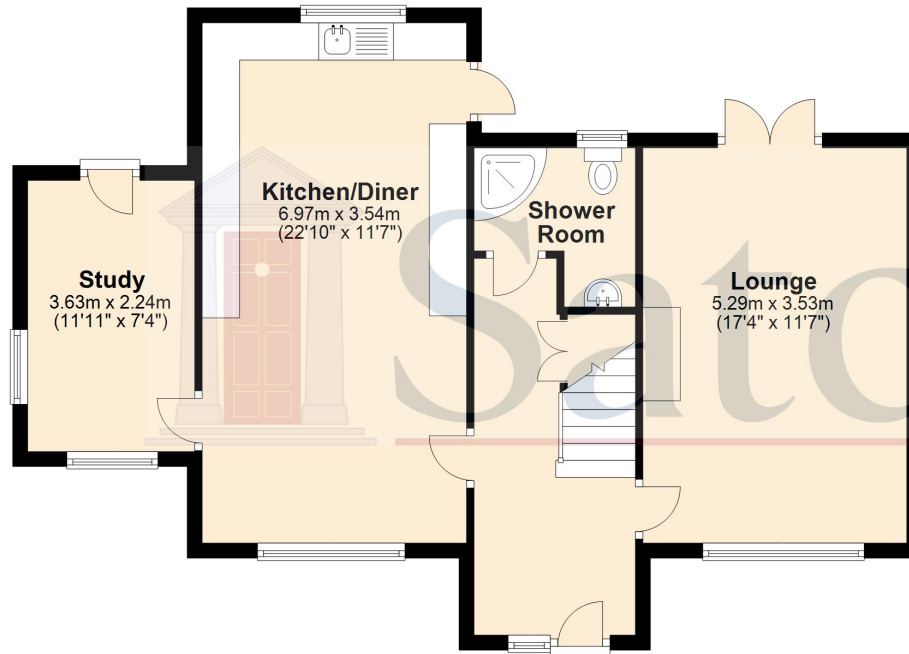


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

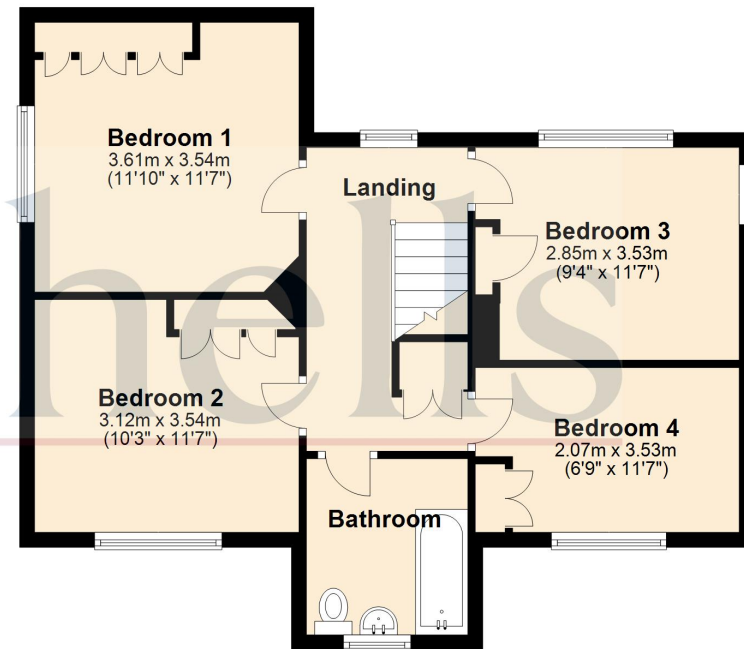




**Ground Floor**



**First Floor**



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.