



Manor Way, Letchworth Garden City, Hertfordshire, SG6 3NJ

£1,600,000

Lane & Bennetts are proud to present this immaculate, unbelievably spacious individual family home, positioned at the head of a truly sought after private road optimally located within walking distance of well regarded schools, the station and town as well as a multitude of nearby leisure pursuits.

Extending to close on 4000 Sq Ft of flexible, well appointed accommodation, this fine property has been recently upgraded to offer six bedrooms, three with en suite and a further family bathroom to the first floor. The ground floor offers a comfortable sitting room with brick built fireplace and wood burning stove, a stunning new fitted kitchen with feature island that leads to a bright breakfast room opening to the barbeque terrace. There is a separate dining room, and a huge L shaped 37Ft drawing room leading to the conservatory that is perfect for entertaining and get togethers.

There is a large reception hall, cloakroom utility and study, plus a family room currently home to a gym! A plethora of custom wooden window shutters to the front complements recently decorated white panelled render, and the new front door to add to the kerb appeal. The long driveway accommodates numerous vehicles - perhaps you need space for a motor home or boat! The integral double garage can secure your favoured car or bikes too!

- SOUGHT AFTER PRIVATE ROAD
- WALK TO HIGHLY REGARDED SCHOOLS, TOWN, STATION AND LEISURE PURSUITS
- SIX BEDROOMS & FOUR BATHROOMS
- 4000 Sq Ft OF ACCOMMODATION - THIRD OF AN ACRE PLOT
- HUGE DRAWING ROOM LEADING TO CONSERVATORY
- AMAZING OUTDOOR POOL AND TERRACE
- RECENTLY REFITTED HI-SPEC KITCHEN LEADING TO BREAKFAST ROOM
- SITTING ROOM WITH FEATURE FIREPLACE & LOG BURNER
- ACCESS TO PRIVATE LANE SHORTCUT
- STUDY, UTILITY ROOM & CLOAKROOM
- Tenure: FREEDHOLD | EPC: C | Council Tax Band: G

Christopher's school, tennis club and in the opposite direction a clever cut through to adjacent Willian Village and the much heralded "Fox PH & restaurant! There is even a small courtyard garden reached from the utility room that is perfect for airing or drying.

What does catch the eye though is the stunning sun terrace and heated outdoor pool, complete with water fed slide and mechanical cover - takes the weight of a large 4 x 4 if ever was needed!

The integral double garage has electric roll-up doors, heat light and power. Should you wish, there is still plenty of scope to further extend (Subject to planning) above and to the rear of the sitting room and breakfast room.

Beautifully and stylishly presented throughout, this is a perfect Turn-key property - just bring your suitcases and move in!

This rarely available substantial property, new to the sales market offers the discerning client an opportunity to acquire an individual Garden City property, perfectly located just 10 minutes walk to the town and station (London Kings Cross 28 minutes), and close to sought after private & public schools - St Christopher's school, St Francis College for Girls, the Highfield School - as well as a multitude of leisure and sporting facilities.

Letchworth Garden City, was conceived in the early 1900's by Ebenezer Howard as the world's first Garden City. It was designed to combine energetic town life with the beauty of the countryside. The town offers a variety of High Street stores, independent shops, restaurants and public houses together with a wide range of attractions including museums, art galleries, a four screen cinema & theatre, outdoor Lido and indoor swimming pool, golf club, tennis and leisure facilities, parks and gardens, and green open spaces literally on your doorstep. The town is blessed with many highly regarded and sought after schools, while nearby Hitchin Boys, Hitchin Girls and Kingshott schools are a 7-10 minute drive.

Transport links are excellent. As well as the regular fast train service to the Capital, one can also reach Cambridge directly in 20 minutes by rail. The A1(M) Junction 9 North & South is under a mile away, as are the A505 and A507, which leads to the M1 North & South. London Luton Airport is approximately 30 minutes by car, with London Stanstead around 50 minutes.

Viewings strictly by Appointment only through Lane & Bennetts.

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