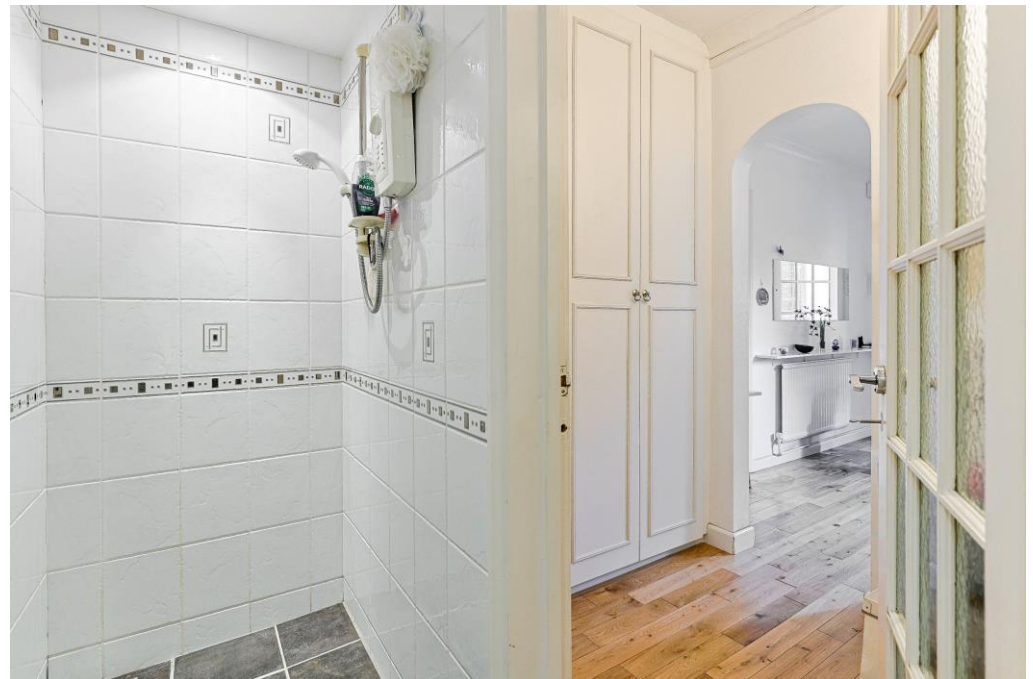




32 South View, Letchworth Garden City, SG6 3JJ
£865,00 - FREEHOLD







The Property

This attractive family home offers spacious and flexible accommodation across two floors, extending to approximately 1,400 sq. ft. Retaining much of its original Garden City charm, the layout is both practical and full of character, ideal for modern family living.

Upon entering, you're welcomed into a bright and inviting entrance hallway, providing access to all principal ground floor rooms. At the heart of the home is a generously proportioned reception room (16'3 x 14'8), featuring dual-aspect windows and a lovely outlook over the rear garden, perfect for relaxing or entertaining guests.

To the front of the property is a formal dining room, ideal for family meals or dinner parties, while the adjacent kitchen offers ample worktop and storage space along with direct access to the garden, making it highly functional for day-to-day living. A useful ground floor bathroom adds extra convenience.

Upstairs, the property provides three well-proportioned bedrooms, each offering pleasant views and natural light. The principal bedroom is notably spacious and benefits from built-in storage and a bright aspect overlooking the garden. The remaining two bedrooms are ideal for children, guests, or even as home office spaces.

The first floor also benefits from a family bathroom and a separate W/C, ensuring practicality for busy households.

Throughout, the home retains a feeling of warmth and understated elegance, with potential for personalization and modernization if desired.



About Letchworth

South View is a quiet and well-established residential area located within Letchworth Garden City. Nestled on the southern edge of the town, South View benefits from a peaceful suburban atmosphere while still being conveniently close to local amenities, schools, and transport links.

The area is known for its tree-lined streets, green spaces, and a mix of character properties and modern homes, reflecting Letchworth's unique architectural heritage. It appeals particularly to families, professionals, and retirees seeking a balance of community living and accessibility.

South View is within easy reach of Letchworth town centre, offering a variety of shops, cafés, and restaurants, as well as the popular Broadway Cinema and Theatre. The area also benefits from proximity to Letchworth Garden City railway station, providing direct rail links to London King's Cross and Cambridge, making it ideal for commuters.

Nearby parks, such as Howard Park and Gardens, offer green open spaces for walking, picnicking, and family outings. The local schools, both primary and secondary, have a good reputation, adding to the area's appeal for young families.

Overall, South View in Letchworth provides a peaceful yet well-connected lifestyle, with the charm of garden city principles and a strong sense of community.







Step outside

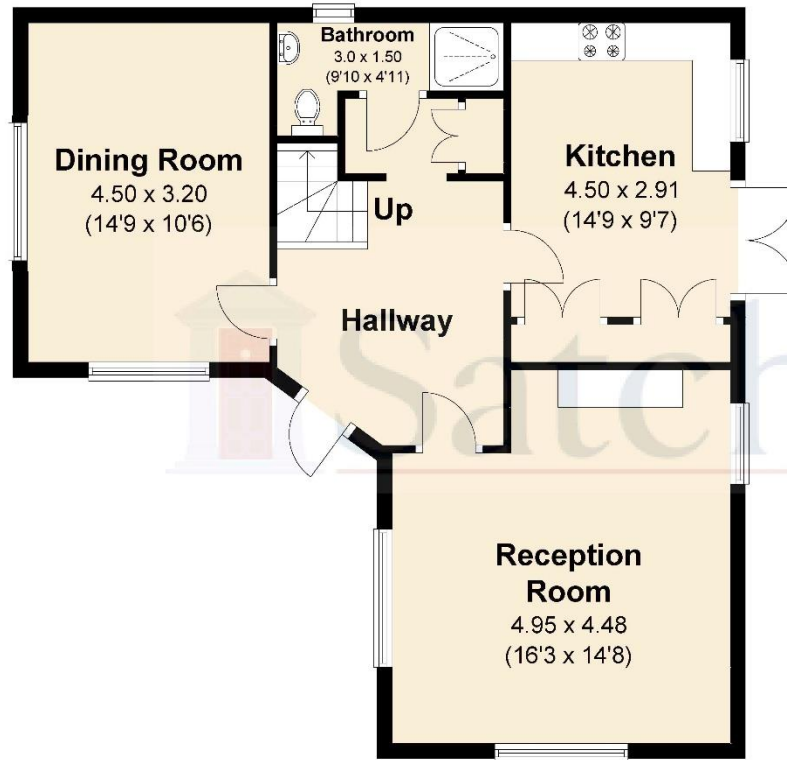
Positioned in a sought-after and tranquil part of Letchworth Garden City, this charming double-fronted residence exudes timeless character and curb appeal. The home is set behind a well-maintained front garden with manicured lawns, mature shrubs, and an attractive flower border, enhancing its welcoming presence. A private driveway provides off-road parking and leads to a detached garage, offering ample storage or additional parking. Constructed in the classic Garden City style, the property boasts attractive red-brick elevations, multi-paned windows, and a traditional pitched tiled roof with prominent chimneys, all framed by tasteful climbing greenery and shutters that add to its period charm.

To the rear, the property opens out to a delightful and secluded garden, perfect for family life or entertaining. A paved patio area provides space for outdoor seating and dining, surrounded by lush planting, mature borders, and a variety of established trees and shrubs that offer excellent privacy. There is also a timber pergola with a garden bench, creating a peaceful shaded retreat, and a greenhouse/potting shed tucked away at the back, ideal for gardening enthusiasts.

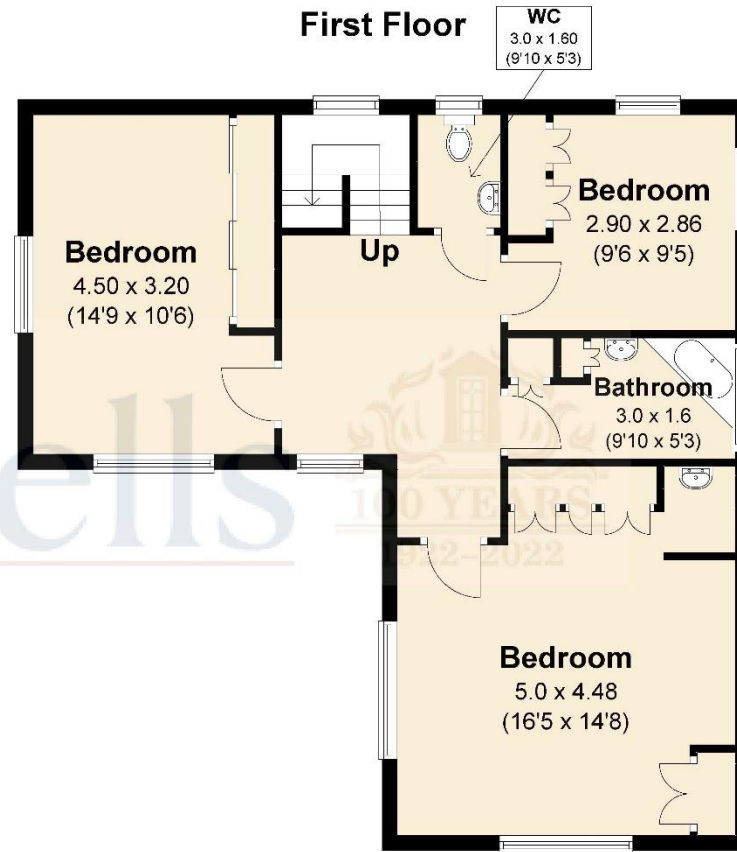
This beautifully landscaped plot strikes a perfect balance between functionality and natural beauty, making the outside space one of the key features of this wonderful home.



Ground Floor



First Floor



Total area: approx. 130.0 sq. metres (1399.30 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.



Satchells
Station Place, Letchworth Garden City, Hertfordshire, SG6 3AQ.
Tel: +44 (0)1462 480077
E mail: letchworth@satchells.co.uk www.satchells.com

