



Lawrence Avenue, Letchworth Garden City, SG6 2EY
£745,00 - FREEHOLD



Satchells





The Property

Set within a sought-after residential area of Letchworth Garden City, this extended five/six-bedroom semi-detached freehold property offers generous and versatile living accommodation ideally suited to growing families or those seeking multi-functional space.

Upon entering, you are welcomed by a bright and spacious entrance hall with stairs rising to the first floor and internal doors leading to the principal reception areas. The inviting living room features a charming bay window to the front and a feature fireplace, seamlessly opening via French doors into the well-proportioned dining room — perfect for family gatherings and entertaining. The heart of the home is the stylish kitchen, complete with solid wooden worktops, ample cupboard space, an island unit, under-cabinet lighting, and direct access to the rear garden. Adjacent to the kitchen is a practical utility area which leads into a contemporary ground-floor shower room.

The former garage has been thoughtfully converted into a flexible space currently used as a practice, with its own porch entrance. This room benefits from direct access to the adjoining shower room, making it an ideal sixth bedroom, guest suite, or self-contained work-from-home setup.

Upstairs, the property boasts four generously sized double bedrooms and a further single bedroom, which is perfectly suited as a home office or nursery. A well-appointed family bathroom completes the first floor.

This property combines substantial internal space with a flexible layout, all within a desirable and well-connected location, making it an exceptional opportunity for families and professionals alike.

About The Area

Nestled on the well-regarded Lawrence Avenue, this property enjoys a prime position within Letchworth Garden City, one of Hertfordshire's most charming and historically significant towns. Lawrence Avenue is a peaceful, tree-lined residential street known for its community feel and well-maintained homes. The location offers easy access to excellent local amenities, including a range of independent shops, cafes, and restaurants in the town center, which is just a short distance away. For families, the area is particularly attractive due to its highly regarded schools, both primary and secondary, within walking distance or a short drive.

For commuters, Letchworth Garden City train station is under a mile away, offering regular and direct services into London King's Cross in around 35 minutes, making it ideal for those working in the capital. The A1(M) is also easily accessible, providing swift road links to both London and the north.

Outdoor enthusiasts will appreciate the abundance of nearby parks, green spaces, and walking trails, including the picturesque Norton Common and the scenic Letchworth Greenway. The town also benefits from a variety of leisure facilities, including sports centers, golf courses, and cinemas.

In summary, Lawrence Avenue offers the perfect balance of quiet residential living and urban connectivity, making it a standout location for families, professionals, and retirees alike.





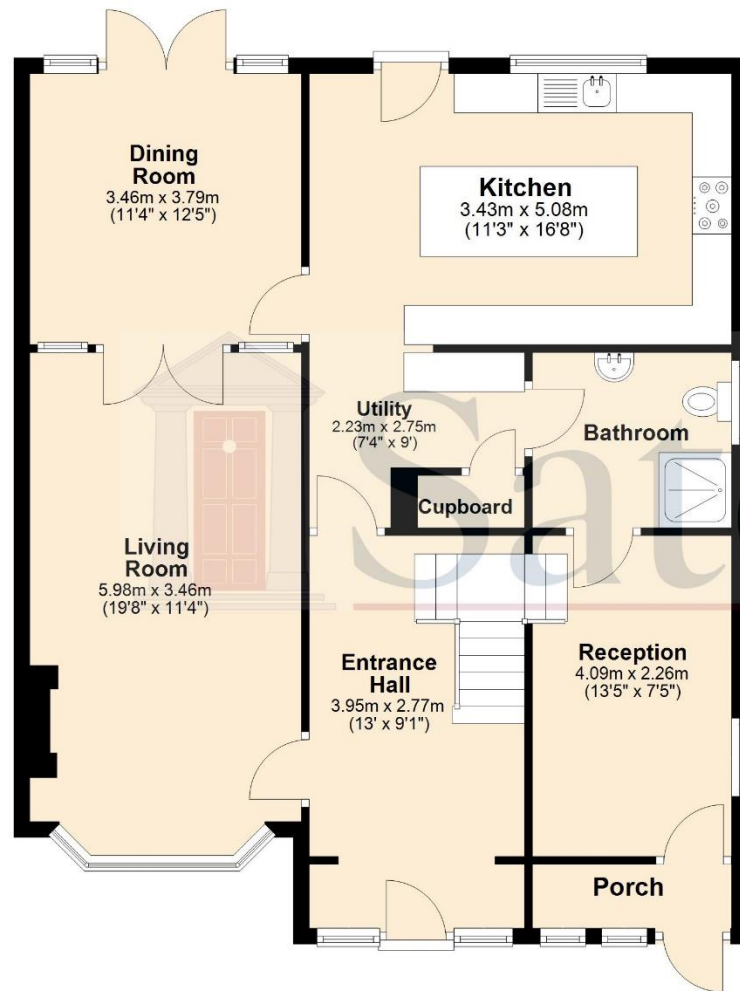
Step outside

This attractive property is set back from the road, offering both privacy and kerb appeal. A generous driveway provides off-road parking for multiple vehicles, making it practical for families and visitors alike. The front garden features a beautifully planted bed with a variety of mature shrubs and established greenery, creating a natural screen and enhancing the sense of seclusion. To the rear, the impressive garden is a true highlight — mainly laid to lawn and framed by a selection of plants and trees, including a magnificent willow tree that casts dappled shade across the lawn, perfect for relaxing on warm summer days. Directly outside the kitchen, a raised decked area provides an ideal spot for morning coffee or evening drinks in the sun. Steps lead down to a spacious patio, ideal for BBQs, alfresco dining, and entertaining. A garden shed offers practical storage for tools, bikes, or outdoor equipment.

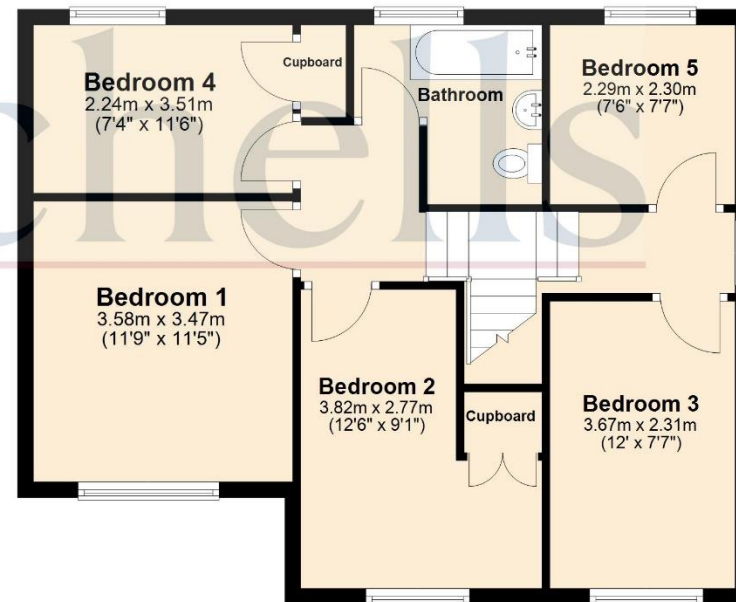
The garden's size, privacy, and well-thought-out layout offer a wonderful outdoor lifestyle, whether you're hosting friends or simply enjoying peaceful moments with nature.



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.



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

