



25 Highfield, Letchworth Garden City, SG6 3QD  
£750,00 - FREEHOLD

 **Satchells**





# The Property

This attractive detached home on Highfield, offers a rare opportunity to purchase a property with generous proportions, a superb plot, and outstanding potential to create a beautiful family home. Upon entering the property, you are welcomed by a particularly spacious entrance hallway, creating an immediate sense of scale and character. The hall provides access to the main living areas and has the potential to become a striking feature of the home with some modernization. To the front, the reception room is impressive in size, enhanced by a wide bay window that floods the space with natural light and offers a comfortable area for relaxing or entertaining. The adjoining dining room is equally well-proportioned, providing ample space for a large dining table and direct access to the conservatory, which in turn opens out to the rear garden, ideal for family gatherings or summer entertaining. The kitchen and dining area at the rear of the property offer further scope for reconfiguration and extension, creating the opportunity to design a modern open-plan kitchen and living space that makes the most of the garden views. A convenient ground-floor cloakroom completes the accommodation on this level.

Upstairs, the property continues to offer generous room sizes, with two spacious double bedrooms and a further single bedroom, served by a family bathroom and separate WC. The proportions of the rooms provide flexibility for layout changes or the addition of an ensuite, should buyers wish to modernize and adapt the space.

Although the property would benefit from updating, it stands out for its impressive room sizes, excellent plot, and scope for improvement. With many neighboring homes having already been extended and refurbished, this Highfield residence presents a fantastic opportunity to create a substantial and stylish family home in one of Letchworth Garden City's most desirable and well-established roads.

## About Letchworth

Highfield is one of Letchworth Garden City's most desirable and well-connected residential roads, offering the perfect blend of traditional charm and modern convenience. Lined with mature trees and attractive period homes, the street exudes the character and architectural elegance that Letchworth is so well known for. Many of the properties retain beautiful original features, while others have been tastefully updated to provide contemporary family living within a peaceful, community-focused setting.

The location is ideal for families and professionals alike. Highfield is just a short distance from Letchworth's bustling town center, where you'll find a selection of independent shops, cafés, restaurants, and everyday amenities. The mainline railway station provides direct links to London King's Cross in under 40 minutes, making it a perfect choice for commuters who value both convenience and a relaxed lifestyle.

Green spaces and leisure facilities are close at hand, with the renowned Norton Common, Howard Park, and the Garden City Greenway offering plenty of opportunities for walking, cycling, and outdoor activities. Excellent local schools are within easy reach, adding to the area's reputation as one of the most sought-after parts of Letchworth.





# Step outside



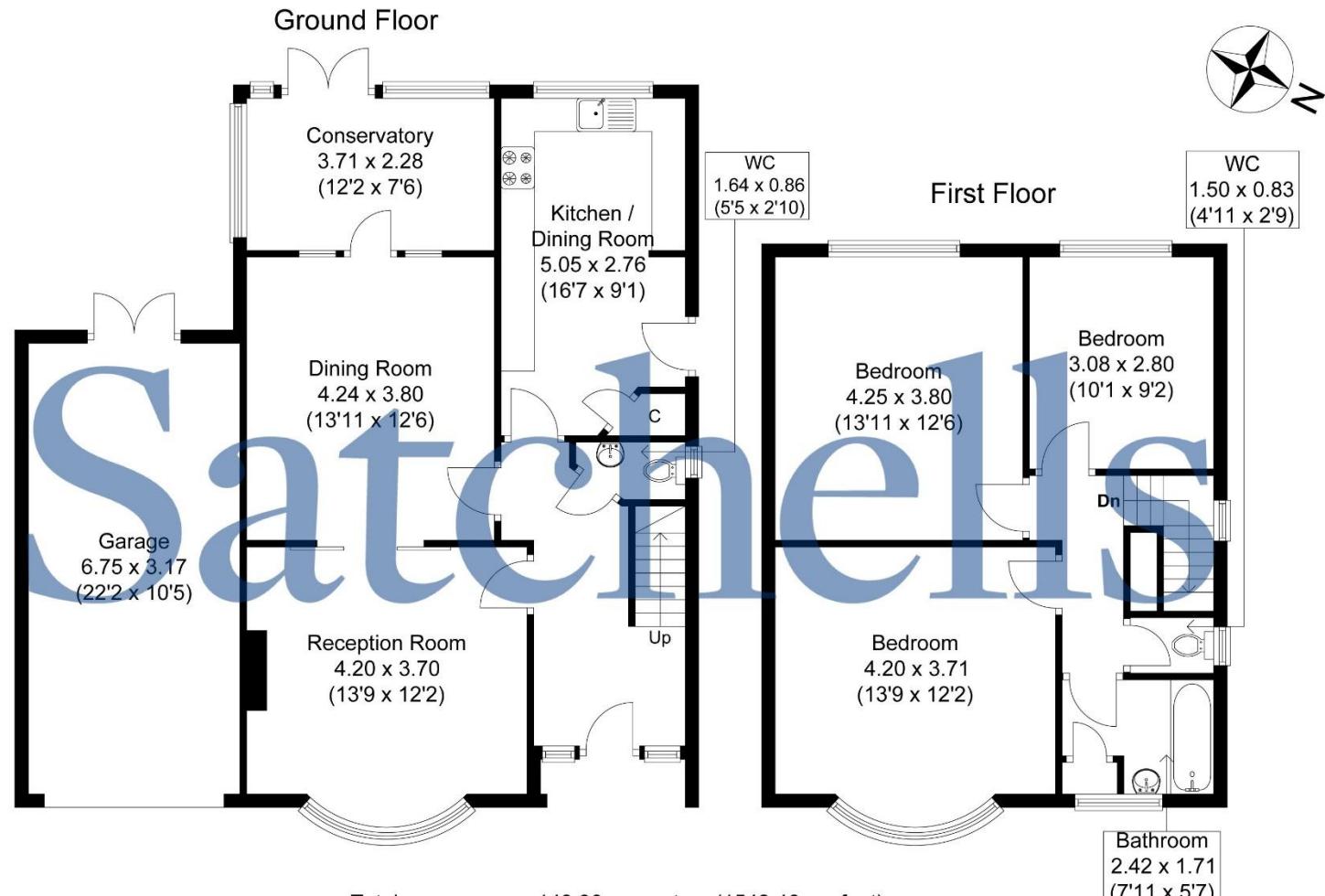
This charming detached home presents an attractive and characterful exterior, typical of Letchworth Garden City's original architectural style. The house features a distinctive rendered façade with elegant curved bay windows to both the ground and first floors, allowing plenty of natural light into the principal rooms. The welcoming arched entrance with a solid wooden front door adds a touch of period charm and sets the tone for the space within.

To the front, a brick-paved driveway provides convenient off-road parking and leads to an attached garage, offering excellent storage or potential for conversion if desired. The property is framed by mature hedging and established planting, creating a sense of privacy and curb appeal.

At the rear, the house opens onto a superbly sized garden, a true highlight of the property. The expansive lawn is bordered by a variety of trees, shrubs, and seasonal planting, providing color and interest throughout the year. This wonderful outdoor space offers ample room for families to enjoy, as well as outstanding potential for further extension or landscaping projects.

Overall, the exterior of this Highfield property beautifully balances period character with exciting scope for enhancement, making it a standout opportunity in one of Letchworth Garden City's most desirable residential roads.





For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

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

These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for general identification purposes only and not to scale. All measurements and areas quoted are approximate and should not be relied upon if ordering furniture, white goods or carpets. Satchells have not tested any appliances or carried out any surveys, and buyers are advised to make their own satisfactory enquiries into the state and condition of the property, utility services and tenure. Some or all images may have been enhanced using Photoshop or similar and the contents shown may not be included in the sale. You are advised to confirm the availability of the property on the day of your viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of funding.



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