



Wisteria House, 20, Haymoor, Letchworth Garden City, SG6 4HT
£650,000 - Freehold

| Satchells





Step Inside

Wisteria House is a bright, spacious and beautifully presented semi-detached home that has been thoughtfully improved by the current owners to create a modern and comfortable living environment. The property offers a well-balanced layout across two floors, combining generous room sizes with a warm and welcoming feel.

On the ground floor, the entrance hall leads through to a light-filled lounge and stunning open plan kitchen/diner which is positioned at the rear of the property and benefits from dual-aspect light, creating an airy atmosphere throughout the day. It offers ample worktop space and cabinetry for storage, along with room for appliances, making it a highly functional space for cooking and meal preparation. A door from the kitchen and patio doors from the dining room leads directly out to the rear garden, providing a seamless connection between indoor and outdoor living, ideal for summer dining, entertaining or simply enjoying the garden outlook. The dining room serves as a central hub of the home. Generous in size, it comfortably accommodates a family dining table, making it perfect for both everyday meals and more formal gatherings. Its position between the lounge and kitchen enhances the natural flow of the downstairs accommodation, allowing the space to be used flexibly. The dining room also benefits from convenient access to a modern shower room/WC.

Upstairs, the first floor hosts three well-proportioned bedrooms, each enjoying plenty of natural light, along with a modern family bathroom. Bedroom one and bedroom two are both excellent double rooms, while bedroom three makes an ideal single bedroom, nursery or study.

With its modern fittings, new boiler fitted in Dec 2023, flexible layout and inviting atmosphere, Wisteria House is a wonderful opportunity for buyers seeking a stylish and adaptable family home.

About The Area

Haymoor enjoys a great position within Letchworth Garden City, sitting close to the town center while still feeling calm and residential. One of its biggest advantages is its proximity to Norton Common, a large stretch of woodland and open green space that's ideal for walks, wildlife spotting and leisure activities. The area is also well placed for transport: Letchworth Garden City station offers regular direct services towards London and Cambridge, and major roads such as the A1(M) and A505 are easily reached for travel by car. Altogether, Haymoor offers a blend of convenience, greenery and community that makes it an appealing part of the town.



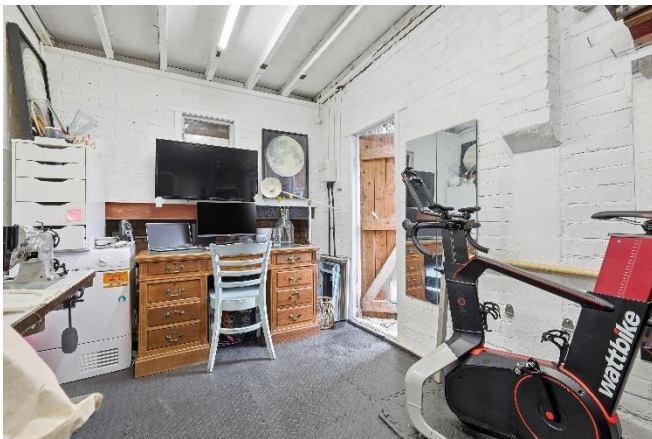


Step Outside

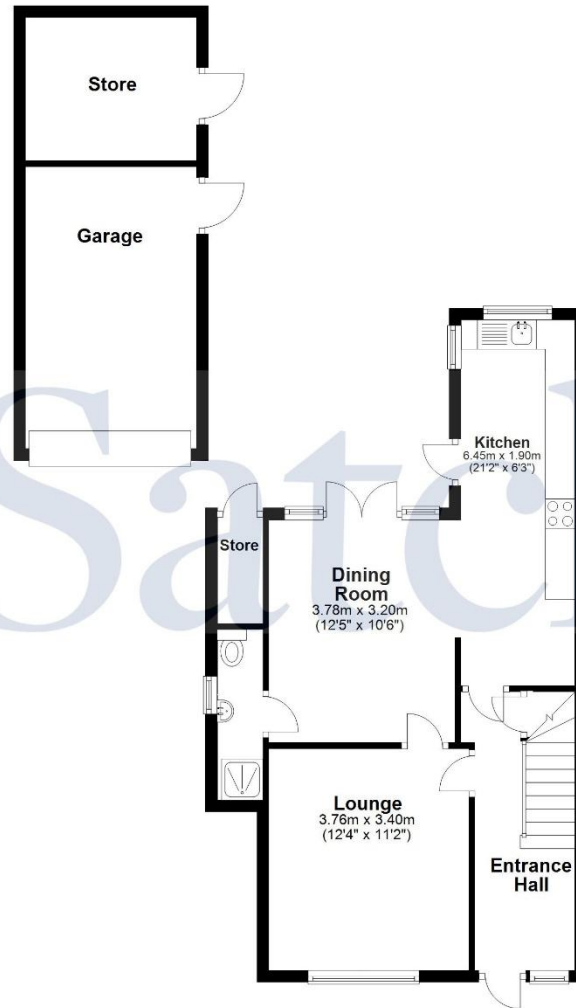


Wisteria House enjoys an appealing and well-presented exterior, beginning with its charming frontage. A paved driveway leads up to the property, complemented by a neat lawn and well-maintained shrub borders. The standout feature is the beautiful wisteria trailing up the front of the house, adding character and seasonal color to the traditional brick façade. A trimmed hedge encloses the front garden, providing privacy and enhancing the welcoming feel of the home. A side gate offers convenient access to the rear garden.

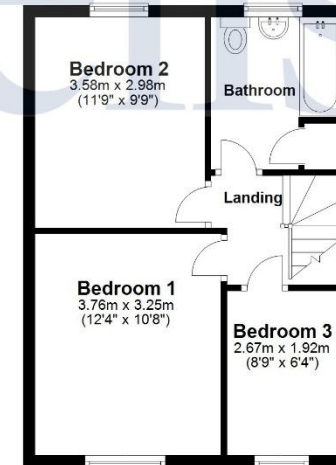
The rear garden is equally attractive, offering a peaceful and versatile outdoor space. Stepping out from the dining room and kitchen on to decking, a further paved patio area creates an ideal spot for seating, while an arched wooden trellis leads through to a lawned area bordered by mature shrubs and planting. The garden is fully enclosed with fencing, ensuring a secure and private setting. The outbuilding features doors opening into the garage/office which has had a new electrical circuit installed and a separate store, providing excellent additional workspace and storage options. Together, the front and rear gardens of Wisteria House create a beautifully balanced and inviting outdoor environment.



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.

These particulars are a guide only and do not constitute an offer or a contract. The floorplan 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.



Satchells



Station Place, Letchworth Garden City, Hertfordshire, SG6 3AQ.
01462 480077
lethworth@satchells.co.uk
www.satchells.com

| Satchells