



Gernon Road, Letchworth Garden City, Hertfordshire, SG6 3HL  
£700,000 Freehold

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# Step Inside

## Gernon Road

Spanning across 1108 sq ft, step into this beautifully arranged and spacious single-storey home, thoughtfully designed for both comfort and versatility with. As you enter through the welcoming porch, you're greeted by a bright hallway featuring elegant parquet flooring that flows seamlessly into the generously sized living room. This inviting space boasts a charming feature fireplace, creating a perfect focal point for cosy evenings and entertaining guests.

The property offers three versatile bedrooms, with bedroom 1 benefiting from a private ensuite shower room, providing a luxurious touch. Bedroom 2 and bedroom 3/dining room are well-proportioned and offer flexibility for use as sleeping quarters, a study, or additional living space. The kitchen is well-appointed with ample worktop and cupboard space, leading through to a bright dining/sun room that opens onto the rear garden, ideal for relaxed dining or morning coffee with views of the outdoors.

A modern family bathroom is conveniently located off the hallway, serving the second and third bedrooms. Additional practical features include two hallway storage cupboards, and an integral garage providing secure storage or parking.

With tasteful finishes such as parquet flooring, a feature fireplace, and well-planned living areas, this home offers a stylish yet functional layout suited to modern living.



# About Letchworth Garden City

## Gernon Road

Situated in the heart of Letchworth Garden City, Gernon Road enjoys a prime central location that offers both convenience and charm. This sought-after residential street is just a short stroll from the town centre, giving easy access to a wide range of shops, cafés, restaurants, and essential amenities.

Residents benefit from close proximity to Letchworth Garden City railway station, offering regular and direct services to London King's Cross, Cambridge, and beyond, making it ideal for commuters.

The road is characterised by mature trees, well-kept homes, and a peaceful garden city atmosphere, true to the town's original design as the world's first Garden City. The area is well-served by local parks, leisure facilities, and highly regarded schools, contributing to its popularity with families, professionals, and downsizers alike.

With its blend of tranquillity, accessibility, and community spirit, Gernon Road is a wonderful place to call home.





# Step Outside

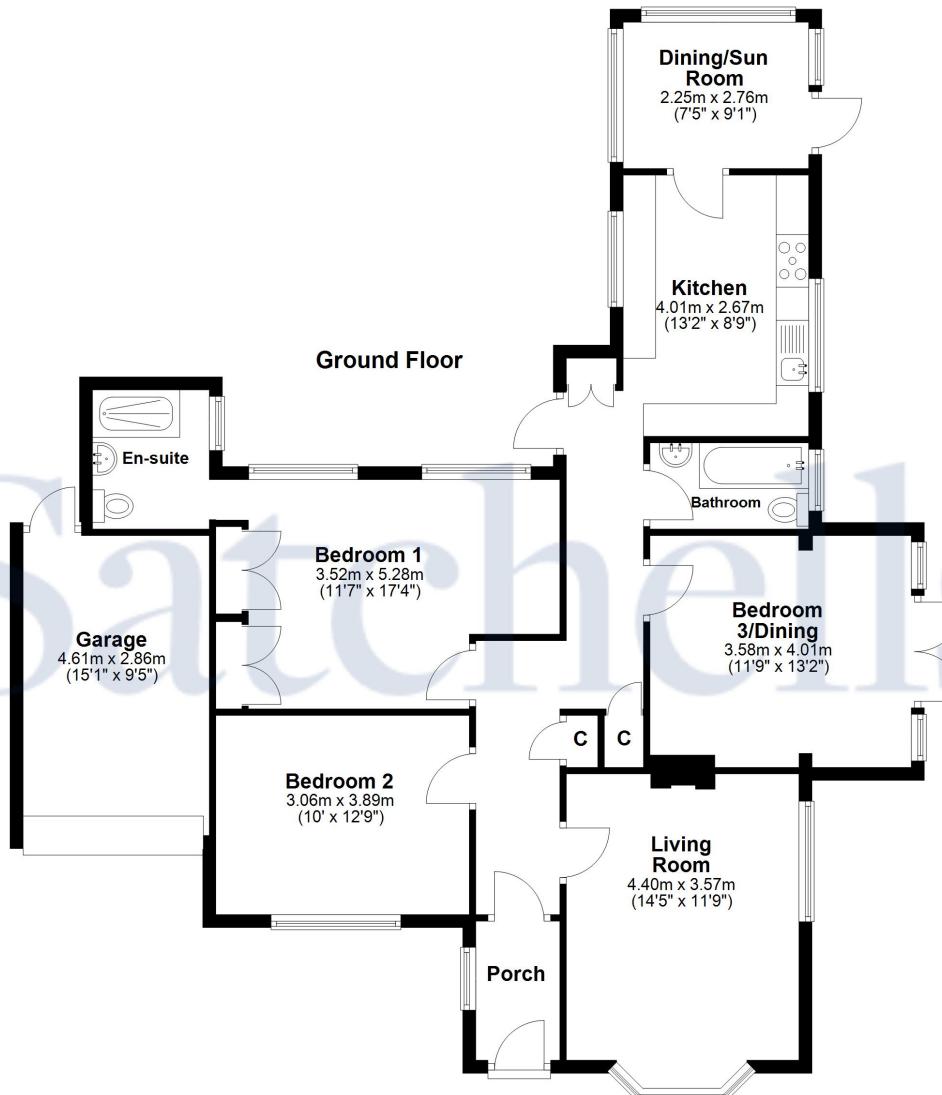
## Gernon Road

The property boasts a delightful and well-maintained garden accessible from both the side gate and the integral garage and offers a private and versatile outdoor space ideal for relaxing, entertaining, or gardening. A patio area provides the perfect spot for outdoor dining or hosting family gatherings. While beautifully raised beds and well-established borders frame the garden, filled with mature shrubs and seasonal planting that add colour and character throughout the year. Tucked to the side of bedroom 3 and the kitchen, you'll find a sheltered seating area, an ideal retreat for a morning coffee, laundry drying area, space for tumble dryer or chest freezer or shaded escape during the warmer months.

A charming summer house adds further appeal, offering potential as a hobby space, garden office, or a relaxing hideaway.

To the front, the property benefits from a driveway providing off-street parking and access to the attached garage, which also offers internal access to the home and garden, adding both convenience and practicality.





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Plan produced using PlanUp.

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