

Icknield Way, Letchworth Garden City, SG6 4AR Freehold £585,000 o.i.e.o













## Step inside

#### Icknield Way

As you enter the property there is an instant feeling of space as the current owners have put a generous double story extension onto the rear, now featuring a approx. 24ft lounge and spacious kitchen with ample storage and worktop space. Downstairs there is also a second reception room ideal for a dining room or snug. Upstairs there are three (two being part of the extension) double bedrooms and a three-piece bathroom suite. The front bedroom features a bay window, whilst the main bedroom has ample built-in wardrobe space.

### **About Letchworth**

#### Icknield Way

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.















# Step outside

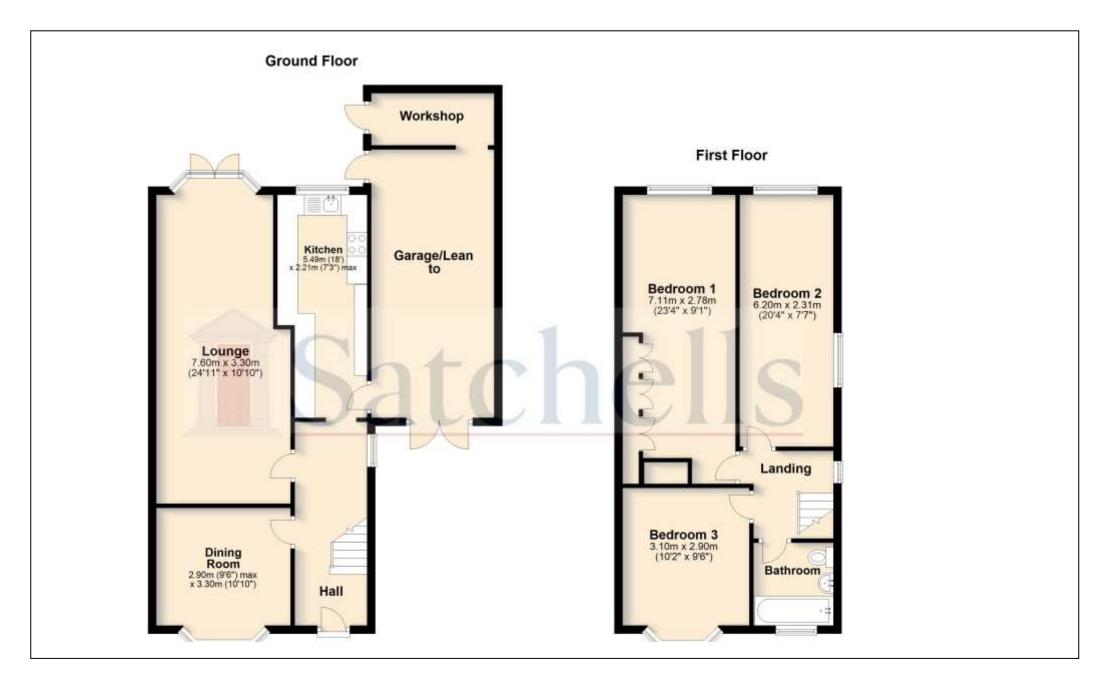
#### Icknield Way

The front garden has been well maintained with a brick-built wall to the front. The driveway has space for multiple vehicles, as well as a lean-to car port. The south facing rear garden noticeably gets the sun throughout the day and is mainly laid to lawn with access being gained from both the side door and the patio door in the lounge. There is a garage/lean-to which runs down the side of the property offering potential buyers' additional storage or even another potential extension STPP.











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 enquires 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 vour viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of finding





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