



Sparhawke, Letchworth Garden City, Hertfordshire, SG6 4PX

Offers in Excess of £450,000 Freehold

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# Step Inside

## Sparhawke

This beautifully modernised and extended three double bedroom home offers spacious, contemporary living throughout — ideal for families or those seeking a stylish and flexible home. The ground floor features a welcoming entrance hall with cloakroom, a bright and inviting living room to the right, and a stunning open-plan kitchen and dining/reception room to the rear. The living room flows seamlessly into the rear reception/dining room (underfloor heated) which opens in to the garden through bi-fold doors, creating a fantastic open-plan feel that's perfect for both entertaining and relaxed family living. The modern integrated kitchen is fitted with a double oven and looks out to the rear reception/dining room and garden, providing a wonderful sense of connection between the indoor and outdoor spaces. Upstairs, there are three generous double bedrooms and a modern family bathroom. The impressive rear bedroom enjoys a vaulted ceiling, Juliette balcony, underfloor heating and views over the garden, giving a light and airy feel. Bedroom one to the front features built-in wardrobes and a dressing area, which can also serve as a useful desk or study space. The third double bedroom is well-proportioned and ideal as a guest room, nursery, or home office. This stylish home perfectly combines space, light, and contemporary design to create a comfortable and elegant living environment.



# About Letchworth Garden City

## Sparhawke

Situated in a quiet residential area of Letchworth Garden City, this property enjoys an excellent location that perfectly balances convenience, community, and green surroundings. The area offers a friendly, residential feel with easy access to local amenities including shops, cafés, parks, and well-regarded schools, making it ideal for families and professionals alike. Excellent transport links are close by, with Letchworth Garden City train station providing regular services to London and Cambridge, and the A1(M) just a short drive away for effortless commuting. Residents benefit from the town's abundance of open spaces, sports facilities, and leisure opportunities, while the nearby town centre offers a range of restaurants, independent boutiques, and cultural attractions. Sparhawke also enjoys a strong sense of community and a peaceful setting, with the surrounding countryside and garden city greenways providing plenty of opportunity for walking and outdoor recreation. Altogether, it's a location that combines modern convenience with the charm and tranquility of garden city living.











# Step Outside

## Sparhawke

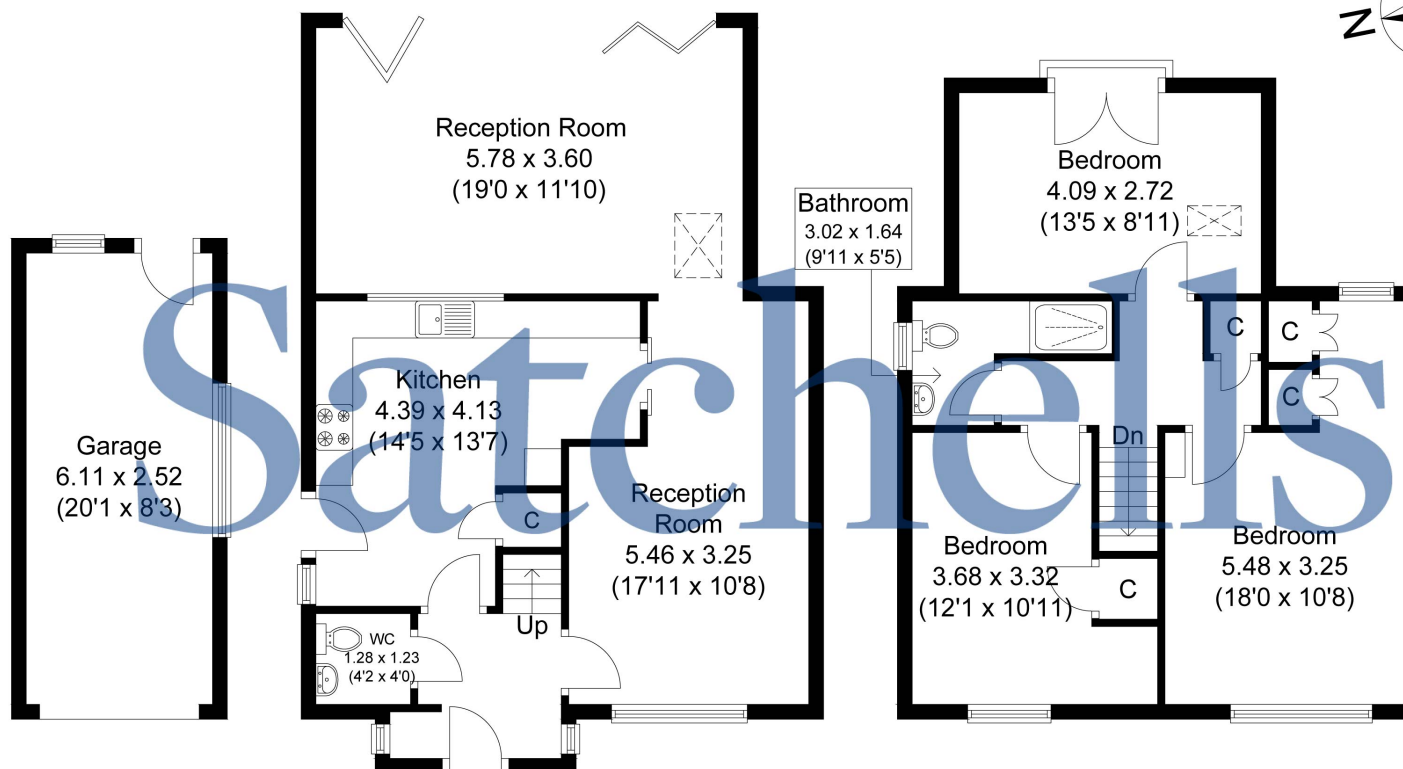
This attractive semi-detached home offers excellent kerb appeal, featuring a smart rendered façade and a stylish entrance porch with modern lighting and a contemporary front door. A block-paved driveway provides ample off-street parking and leads to a detached garage, offering additional storage or workshop potential. To the rear, the property enjoys a generous and well-maintained garden, enclosed by fencing to provide a good degree of privacy. The garden is mainly laid to lawn with a spacious decked terrace — perfect for outdoor dining and entertaining — and features raised vegetable beds at the far end, ideal for those who enjoy gardening or growing their own produce.





## Ground Floor

## First Floor



Total area: approx. 122.90 sq. metres (1322.88 sq. feet)  
(Including Garage)

Garage area: 15.40 sq. metres (165.76 sq. feet)

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

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





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

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