



Icknield Way—£1,250,000 - FREEHOLD
Letchworth Garden City – SG6







The Property

This spacious Edwardian family home is adjacent to Norton Common (a 67 acre nature reserve of woodland and parks) and a 5 minute walk from the town centre and railway station. In a tree lined road of individually styled detached homes, the house sits inside a picket fence with trees and flowering borders to the front garden. The central front door leads to a light hallway with high ceilings which continue throughout the ground floor. The three reception rooms all with dual aspect, start with the cozy snug with fireplace, ideal for a quiet retreat. Then a front facing, spacious family room, perfect for relaxed living and entertaining, followed by the larger reception room with fireplace overlooking the garden through French windows. The expansive bright kitchen offers ample space for a central dining area. To the rear of the house is a further hallway leading to the cloakroom/wet room and small office, then garden door. The utility room is spacious and functional, ensuring that all household tasks are managed with ease. An integral garage offers secure parking and additional storage space, seamlessly connected to the main house by an internal door. The first floor features four generously sized double bedrooms, each offering ample space and natural light. A well-appointed family bathroom serves this level, providing convenience and comfort for residents and guests alike. Ascending to the second floor, you will discover two additional spacious double bedrooms. The master bedroom is a true retreat, complete with en-suite bathroom and rare Palladian feature window. An additional family bathroom on this floor ensures that everyone has their own space and privacy. This thoughtful Edwardian layout creates a harmonious balance of shared and private living spaces, perfect for a growing family or accommodating guests. This property perfectly combines comfort, style, and convenience, making it an ideal home for modern living, with double glazing and gas central heating. Additionally with the sloping entrance, large ground floor doorways and wet room is accessible for wheelchair users.



About Letchworth

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. 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 and fast service to King's Cross, Cambridge and the North via Peterborough. By road, Letchworth is just off the A1(M) Junction 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

Enhancing this spacious family home is a beautifully expansive, bright, and sunny rear garden. The garden, predominantly laid to lawn, is well maintained and features mature specimen trees, including Walnut, Greengage and Paulonia, shrubs, and vibrant planted borders, creating a serene and picturesque outdoor space. Side access adds convenience, while the large patio area provides an ideal spot for outdoor dining and entertaining.

A charming brick building at the rear of the garden offers versatile potential as a home office, gym, or additional storage space. The property also includes a block-paved driveway, offering parking for two vehicles. This outdoor haven perfectly complements the elegant interior, offering a delightful retreat. relaxation and recreation.



Ickniel Way
Approximate Gross Internal Area
271.30 sq m / 2920.24 sq ft
(Excluding Garage)
Garage Area 12.08 sq m / 130.02 sq ft



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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 your viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of funding





Satchells
Station Place, Letchworth Garden City, Hertfordshire, SG6 3AQ.
Tel: +44 (0)1462 480077
E mail: letchworth@satchells.co.ukwww.satchells.com

