



Pear Tree Dell, Letchworth Garden City, Hertfordshire, SG6 2SW

£625,000 Leasehold













# Step Inside

## Pear Tree Dell

Offered to the market chain free, this generously extended four-bedroom detached property offers spacious and versatile living, ideally suited to modern family life. Located in a desirable residential area, the home is thoughtfully laid out for comfort, practicality, and entertaining.

The ground floor welcomes you with an entrance porch leading into a central hallway. There is a large, bright living room and a separate dining room, which opens via French doors into a further reception room—perfect as a garden lounge, playroom, or second sitting room—with direct access to the rear garden. The fitted kitchen is well-equipped and leads to a spacious separate utility room, which includes a rear door and internal access to the double-width garage. A ground floor shower room with WC adds further convenience. Upstairs, there are four well-appointed bedrooms. Bedroom one features fitted wardrobes, bedroom two includes a built-in storage cupboard, and bedroom four offers access to a useful storage area above the extension—ideal for stowing away seasonal or infrequently used items. A modern family bathroom completes the first floor.

With excellent storage options, flexible living areas, and a layout that suits both everyday living and entertaining, this is a fantastic opportunity to secure a well-presented family home.



# About Letchworth Garden City

## Pear Tree Dell

The Lordship estate is one of Letchworth Garden City's most desirable residential areas, known for its peaceful surroundings, attractive tree-lined streets, and family-friendly atmosphere. Located within easy reach of the town centre, it offers convenient access to a range of amenities including shops, the well sought after 'Lordship Farm' school, parks, and transport links – with Letchworth train station providing direct services to London and Cambridge. The area is particularly popular with families and professionals alike, thanks to its blend of well-established homes, green open spaces, and a strong sense of community. Lordship strikes the perfect balance between tranquil suburban living and accessibility, making it a highly sought-after location within the town. Ideally situated, the estate is within easy reach of the charming village of Willian – a picturesque setting that offers two highly regarded pubs, a traditional village green, a beautiful church, and scenic countryside walks.









# Step Outside

## Pear Tree Dell

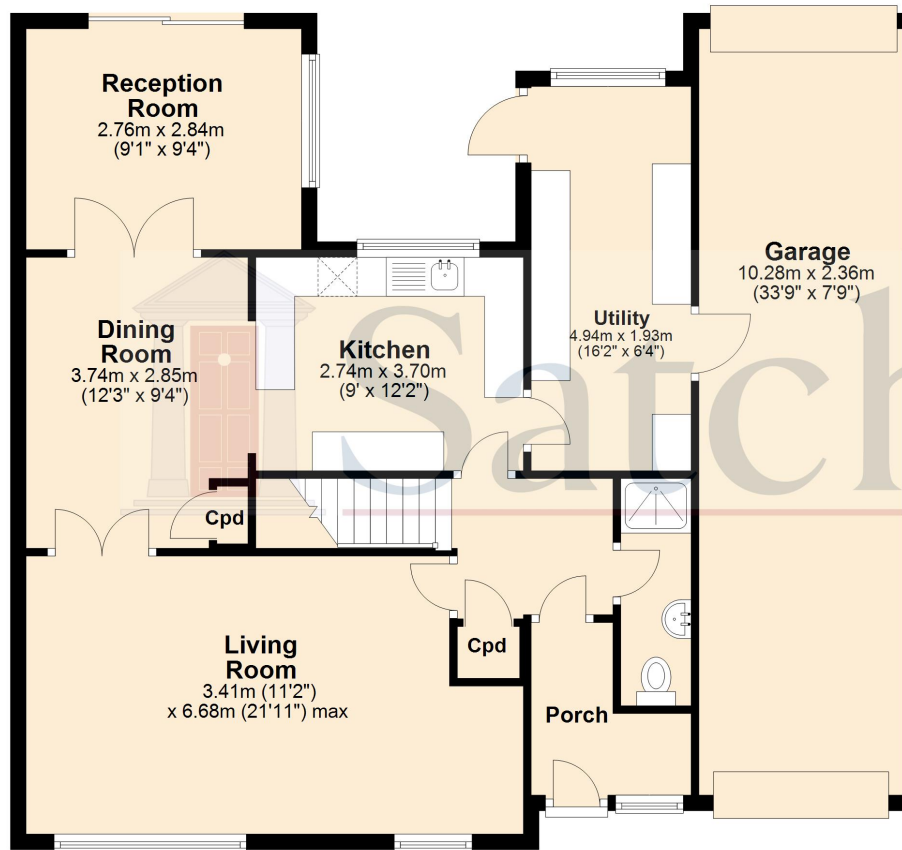
The property enjoys a good-sized rear garden, thoughtfully designed for low-maintenance outdoor living. It features a large patio area ideal for entertaining, along with an artificial grass lawn providing a year-round green space. Established planted borders and raised beds add character and colour, while a garden shed offers useful storage. Side access connects the front and rear of the property for added convenience.

To the front, a block-paved driveway provides ample off-road parking for multiple vehicles. This is complemented by a neat lawn area and mature hedging, offering both kerb appeal and a sense of privacy.

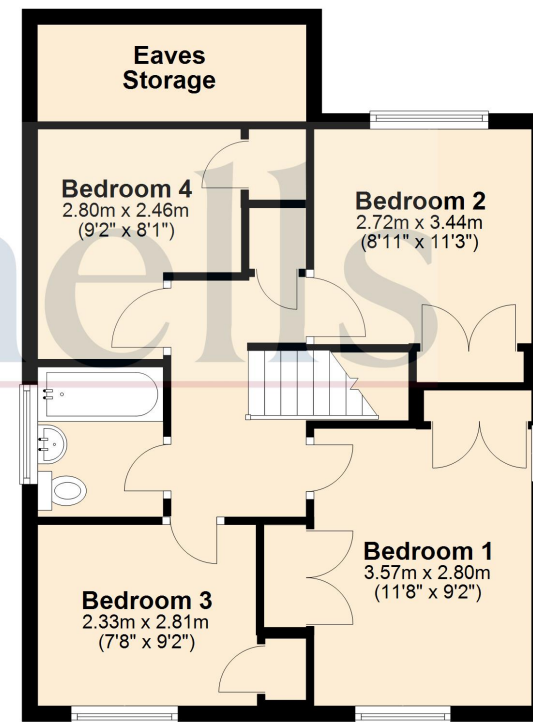




## Ground Floor



## 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.





Satchells  
Station Place, Letchworth Garden City, Hertfordshire, SG6 3AQ  
Tel: 01462 480077  
E: [letchworth@satchells.co.uk](mailto:letchworth@satchells.co.uk) [www.satchells.com](http://www.satchells.com)

