



23 Farthing Drive, Letchworth Garden City, Hertfordshire, SG6 2TR

£725,000 Freehold







Step Inside

Farthing Drive

Located on a quiet cul-de-sac within the desirable 'Lordship' estate, this impressive extended detached five-bedroom house offers spacious and flexible living, perfect for growing families. Upon entry, you are welcomed into the porch before going through the spacious hallway which guides you through to each of the well-appointed rooms the downstairs has to offer. At the heart of the home is the integrated kitchen/diner, which is ideal for family meals and entertaining, complete with an adjacent utility room for added convenience. The generous lounge provides a comfortable space for relaxation, while an additional office/study at the front of the property offers a quiet area for work or study. A light-filled conservatory provides a welcoming space to enjoy the garden while also providing access to the lounge and kitchen/diner, and a convenient WC completes the ground floor. Upstairs, the master bedroom boasts an en-suite shower room and built-in wardrobes, offering a private retreat, while the remaining four bedrooms offer built-in storage, ensuring ample space and comfort for everyone. Complete with two well-appointed family bathrooms,



About Letchworth Garden City

Farthing Drive

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(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

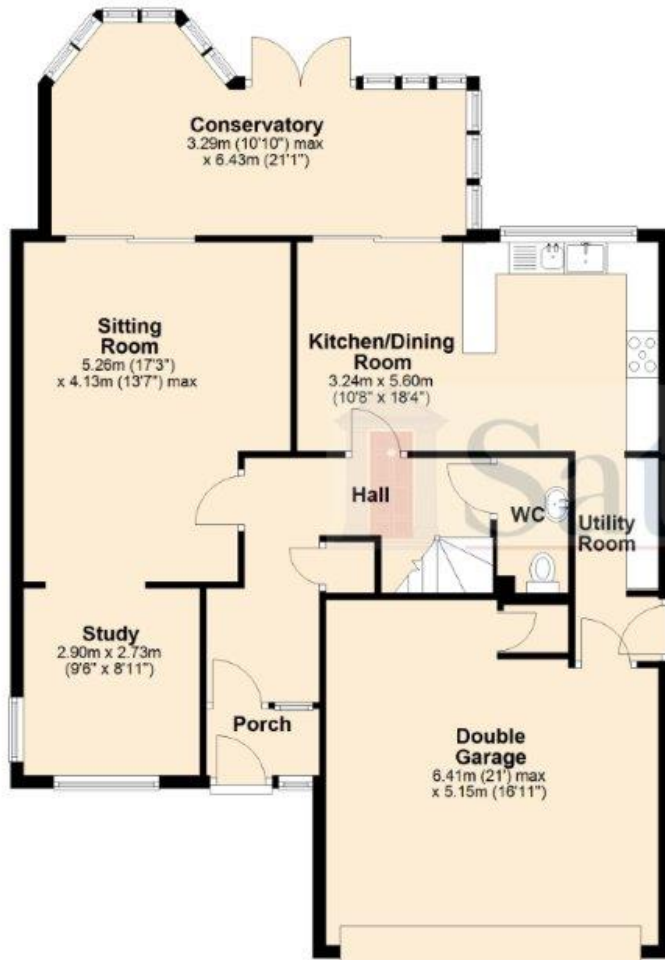
Farthing Drive

Stepping outside, you'll find a beautifully maintained and private garden that enjoys sunlight throughout the day, thanks to its not overlooked position as the property backs on to fields. A spacious decking area sits directly at the rear of the property leading in to the conservatory, offering an ideal spot for outdoor seating and relaxation. Mostly laid to lawn, the garden is beautifully enhanced by planted raised bedding borders, adding greenery and colour to the space. To the side of the garden, stepping stones lead to a garden shed, providing additional storage for tools and equipment. Side access ensures easy movement to and from the front of the house, making this garden a practical and peaceful outdoor retreat.



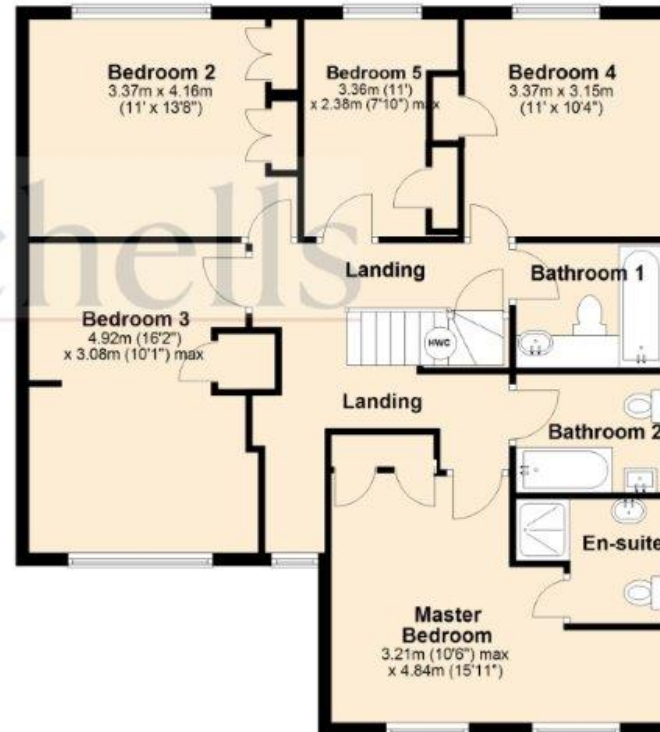
Ground Floor

Approx. 113.8 sq. metres (1224.6 sq. feet)



First Floor

Approx. 94.6 sq. metres (1017.6 sq. feet)



Total area: approx. 208.3 sq. metres (2242.4 sq. feet)

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.



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.





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