



Sherwood, Letchworth Garden City, Hertfordshire SG6 4SQ  
£445,000 Freehold

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# Step Inside

This sleek and stylish three bedroom terraced home offers deceptively spacious accommodation with a layout that really suits modern day living. From the moment you step into the hallway, there's a welcoming feel and a nice sense of flow through the ground floor, balancing cosy everyday space with somewhere you can properly entertain. To the front, the living room makes a comfortable retreat for evenings in, while the real hub of the house is the impressive kitchen diner to the rear. This space is centred around a high quality Wentworth fully integrated kitchen, giving a sleek, streamlined finish with appliances neatly tucked away and plenty of storage to keep everything looking tidy. The island sits perfectly for day to day use and socialising, with an overhang that creates a breakfast bar area, ideal for quick coffees, informal meals or keeping guests' company while you cook. The dining area works brilliantly as a family space too, and French doors open straight out to the rear garden, with additional sky lights bringing in plenty of natural light and making it easy to extend the space outside in warmer months.

Upstairs, the first floor continues the same well-planned feel as the ground floor, with the bedrooms arranged to make the space work nicely for day to day living. There are three bedrooms in total, offering good flexibility whether you need family bedrooms, a nursery, dressing room or a dedicated home office, and the layout feels practical rather than cramped.

The shower room is neatly positioned to serve all three rooms, making mornings straightforward for a busy household, and the landing provides simple access to each room without any awkward wasted space. From the first floor there is also access up to the loft, which is currently used as a useful storage area but offers genuine potential to be fully converted, subject to the necessary consents, for anyone looking to add further accommodation in the future.

## 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's 60 acres of grassland and woodland close to the town center. Letchworth has tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses and restaurants. Letchworth train station has a regular service to King's Cross (around 26 minutes for the fast train) and London Bridge. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 and 10, and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507.











# Step Outside

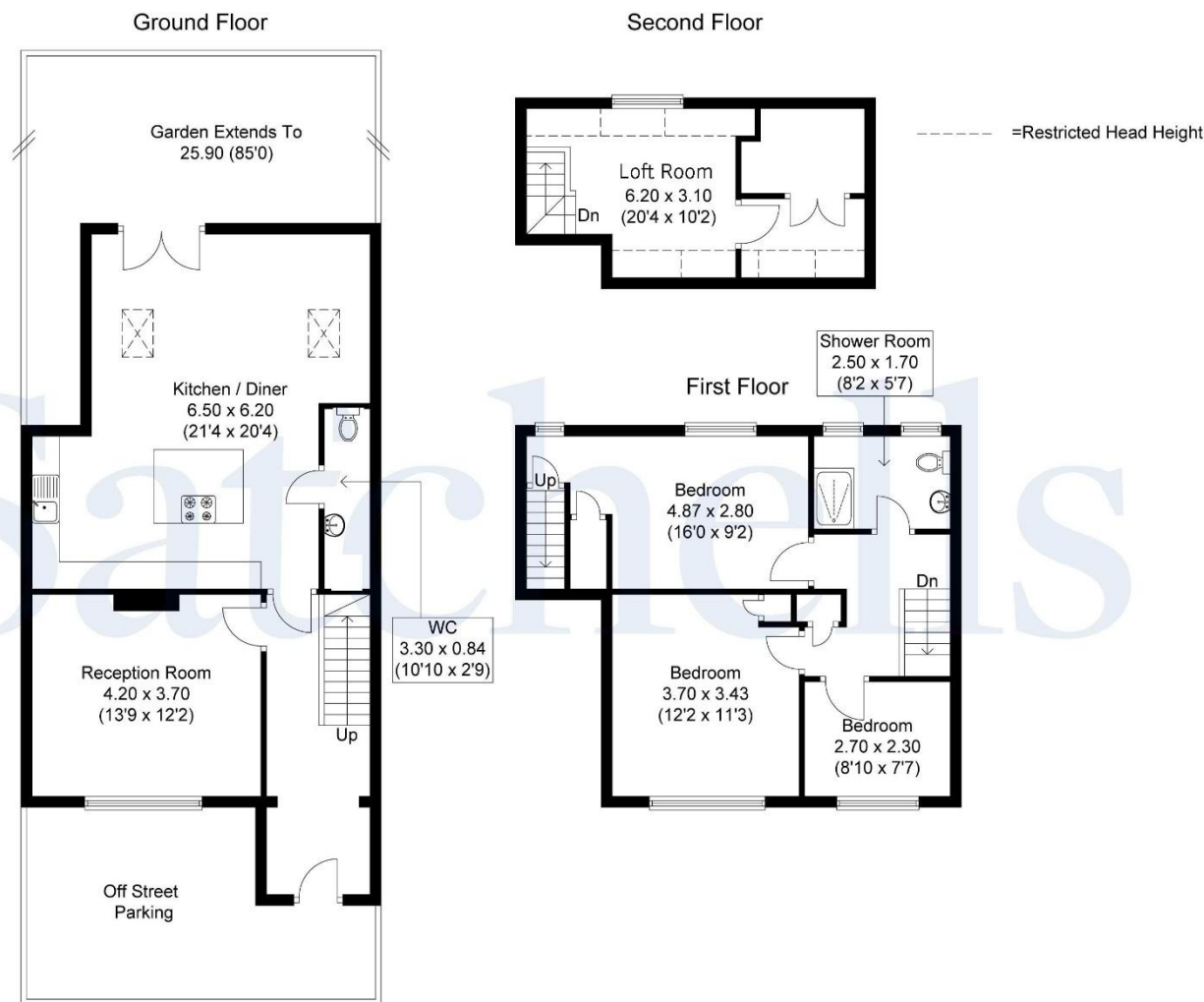
Outside, the property enjoys a good-sized, enclosed rear garden that feels ideal for family life and summer entertaining. Immediately behind the house there's a decked area, positioned perfectly for a table and chairs and for barbeques, with French doors opening straight out from the dining space to make the inside and outside work really well together.

Beyond the decking, there is a patio space with the garden being mainly laid to lawn, giving plenty of space for children to play or for anyone wanting a straightforward, low maintenance plot. A pathway runs alongside, making access practical, and the fencing provides a good degree of privacy.

There is also a further graveled section currently arranged as a sociable firepit area. To the front, the house is set back behind a paved driveway with an established shrub, giving a neat first impression as you arrive.







Total area: approx. 126.50 sq. metres (1361.63 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.

These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services, please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.





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