



Schoolfields, Letchworth Garden City, Hertfordshire, SG6 2TZ

Offers in Excess of £550,000 Freehold

| Satchells



Satchells



Satchells



Satchells



Satchells



Satchells

Step Inside

Schoolfields

The property is entered via a welcoming entrance hallway, which provides access to the principal ground floor rooms and the staircase to the first floor. The hallway also leads directly into the integral garage, offering excellent storage and clear potential for conversion, subject to the necessary consents. The ground floor living accommodation is well laid out, with a spacious living room featuring a bay window to the front, allowing plenty of natural light. This space flows seamlessly into the dining area, creating a versatile open-plan feel ideal for both everyday living and entertaining. To the rear, the kitchen is of a good size, offering ample worktop and cupboard space, with convenient access to the utility area and ground floor WC. A conservatory extends the living space further, providing a bright and flexible room overlooking the garden. To the first floor, there are four well-proportioned bedrooms. Bedroom one and bedroom two both benefit from built-in wardrobes, while bedrooms three and four are served by useful storage cupboards, ensuring excellent storage throughout. The principal bedroom also enjoys the added convenience of an en-suite shower room, complemented by a family bathroom accessed from the landing. Overall, the interior offers generous proportions, excellent natural light and flexible accommodation well suited to modern family living.



About Letchworth Garden City

Schoolfields

Schoolfields is a well-established residential area within Letchworth Garden City, valued for its settled, community-focused feel and quiet residential streets that reflect the town's Garden City heritage. The area is conveniently positioned for access to a range of local amenities, including shops, schools and recreational facilities found throughout Letchworth, making it a practical choice for everyday living. Letchworth Garden City town centre is within easy reach, offering a wider selection of shops, cafés, restaurants and leisure facilities, along with the mainline railway station, which provides regular services into London and Cambridge. For those who commute by car, the area benefits from good road connections, with straightforward access to surrounding towns and the wider road network. This balance of residential calm, accessibility and amenities makes Schoolfields a consistently popular location.







Step Outside

Schoolfields

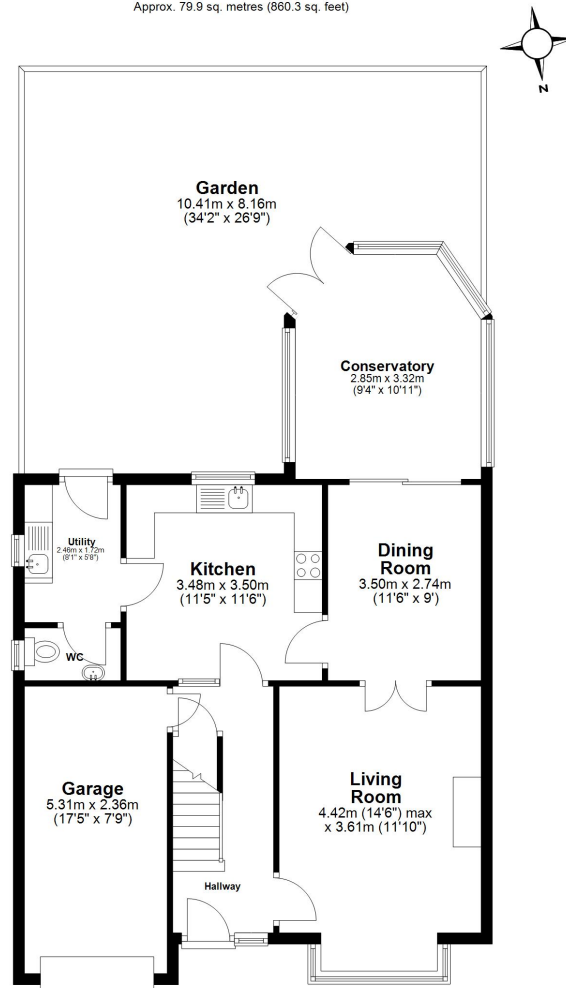
The property is approached via a generous block-paved driveway providing ample off-street parking and access to the integral garage, which features an up-and-over door. The frontage is neatly arranged, giving a practical and welcoming first impression.

To the rear, the property enjoys a private garden which is mainly laid to lawn and complemented by paved patio areas, ideal for outdoor seating and entertaining. The garden also benefits from a timber shed providing additional storage, along with established boundaries that offer a good degree of enclosure. The conservatory opens directly onto the garden, creating a natural connection between the indoor and outdoor spaces and enhancing the overall usability of the rear garden.



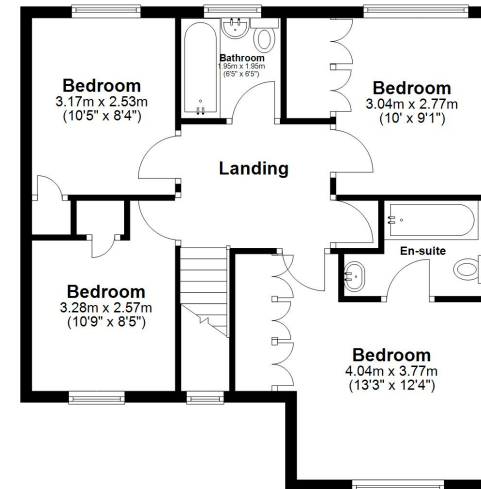
Ground Floor

Approx. 79.9 sq. metres (860.3 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



Total area: approx. 139.9 sq. metres (1506.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.™

Schoolfields



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



Satchells

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

Satchells