



## Longmead, Letchworth Garden City, Hertfordshire, SG6 4HR

£750,000

Lane & Bennetts are proud to present this rarely available gem of a property, located close to beautiful countryside yet only a 10-15 minute walk to the town, station and an array of amenities. A thoughtfully extended four bedroom detached family home, stylishly presented and with a real flow throughout, our vendors have instilled a perfect blend of modernity and practicality.

A freehold property, it is situated on a private corner plot, with superb landscaped garden, mainly South/West facing, off road parking for 2/3 cars and an integral tandem garage. Literally on the doorstep is a pretty spinney, community orchard and the Pix Brook leisure space, while nearby can be found the 100 acre Norton Common. It also forms part of the renowned Letchworth Greenway.

- FOUR BEDROOM DETACHED & EXTENDED FAMILY HOME
- FOUR RECEPTION ROOMS
- MAIN BEDROOM WITH EN SUITE BATHROOM
- SUPERB KITCHEN DINING SPACE
- HOME OFFICE/STUDY
- SEPARATE UTILITY & CLOAKROOM
- PRIVATE CORNER PLOT
- TANDEM INTEGRAL DOUBLE GARAGE
- CLOSE TO MEADOWLAND, ORCHARD & BROOK
- WALKING DISTANCE TO TOWN STATION AND AMENITIES
- Tenure: FREEHOLD | Council Tax Band: G | EPC Rating: C

Leading on through a square arch is the delightful garden room with panoramic views of the outside space. Glazed double doors open wide to the stunning fitted kitchen/dining space via the family/dining room, while to the right is found the dual aspect study/office.

For us, the standout feature of this lovely property is the Kitchen/dining space. Measuring 5.31m X 4.10m with its part vaulted ceiling, central isle and window recess it is the heartbeat of the home and designed to maximise space leaving sleek lines. Leading off is the useful utility space, from which you can access the tandem length integral garage.

The first floor, with the benefit of the two storey extension now offers a main bedroom with pleasant views, fitted bedroom furniture and recently fitted en suite shower room. There are three further bedrooms, two of which offer dual aspects, and three suite family bathroom suite completes the picture.

Overall, you will be delighted when you come and visit this fabulous home, so book your appointment early for this new to market property!

Letchworth Garden City was conceived in the early 1900's by Ebenezer Howard as the world's first Garden City. It was designed to combine energetic town life with the beauty of the countryside. The town offers a variety of High Street stores, independent shops, restaurants and public houses together with a wide range of attractions including museums, art galleries, a four screen cinema & theatre, swimming pool, golf, tennis and leisure facilities, parks and gardens, and green open spaces literally on your doorstep, yet only 29 minutes from Kings Cross/St Pancras and just 20 minutes to Cambridge, whilst the A1(M) is a few minutes drive, and London Luton Airport 25 minutes away. The town is blessed with many highly regarded and sought after schools, including St. Nicholas C of E primary school , Highfield academy and the private schools of St. Christophers and St.Francis school for girls.