



5 Bedroom Detached House £1,000,000 – FREEHOLD  
185 Icknield Way | Letchworth Garden City |

FINE & COUNTRY







# Step inside

## Icknield Way

This expansive five-bedroom detached home presents an exceptional opportunity for those with a creative vision and a desire to craft their ideal living space. Although requiring significant refurbishment, the property is brimming with potential for extensive renovation, modernisation, and expansion, making it an ideal project for buyers with the ambition to transform it into a bespoke family home.

Set in a highly sought-after location, the property benefits from a generous plot with ample space for growth, providing the perfect foundation for an extension or redevelopment. The large rear garden offers exciting possibilities, including the potential to build a separate dwelling (subject to planning approval), which could be an excellent option for developers, investors, or those seeking a multi-generational living solution.

Internally, the home offers a wealth of space, including a spacious 24ft living room, three additional reception rooms, and a well-sized kitchen, allowing for versatile living arrangements. The five bedrooms offer plenty of room for a growing family, while the generous layout of the property provides endless potential for reconfiguration. The detached garage offers additional storage or parking space, further enhancing the practicality and convenience of the property.

While the house is in need of refurbishment throughout, it provides a rare blank canvas for the next owner to fully personalise the space according to their needs and tastes. Whether you wish to modernise the existing home, extend it for more living space, or explore the possibility of creating a second dwelling, the scope for improvement is limitless.

With off-street parking, close proximity to local amenities, and excellent transport links, this property offers both convenience and enormous potential. Viewing is strongly recommended to fully appreciate the possibilities this hidden gem has to offer.

# About The Area

## Letchworth Garden City

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

## Icknield Way

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Set within just over 0.6 acres of land, the garden of this property offers a generous outdoor space that combines both open lawns and privacy. The expansive grassed area provides plenty of room for outdoor activities, from family gatherings to relaxing in the sun, or even creating your dream garden. The space is beautifully proportioned, allowing for future landscaping projects or simply enjoying the tranquillity of nature.

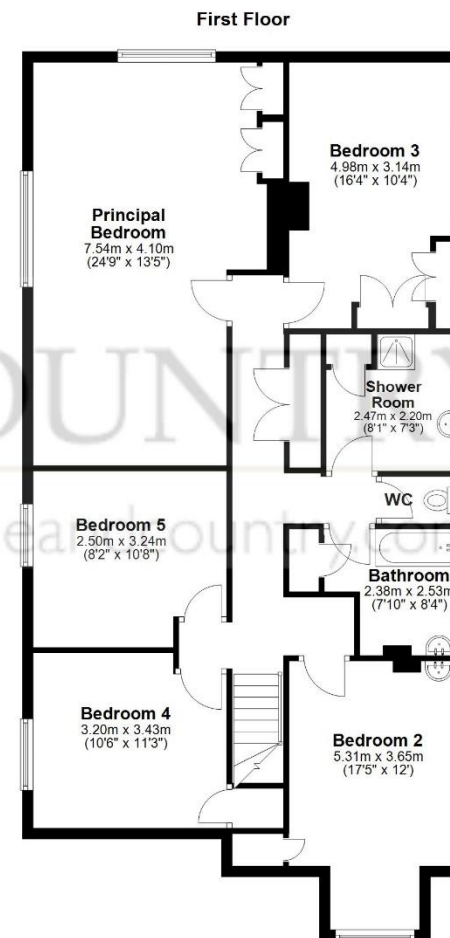
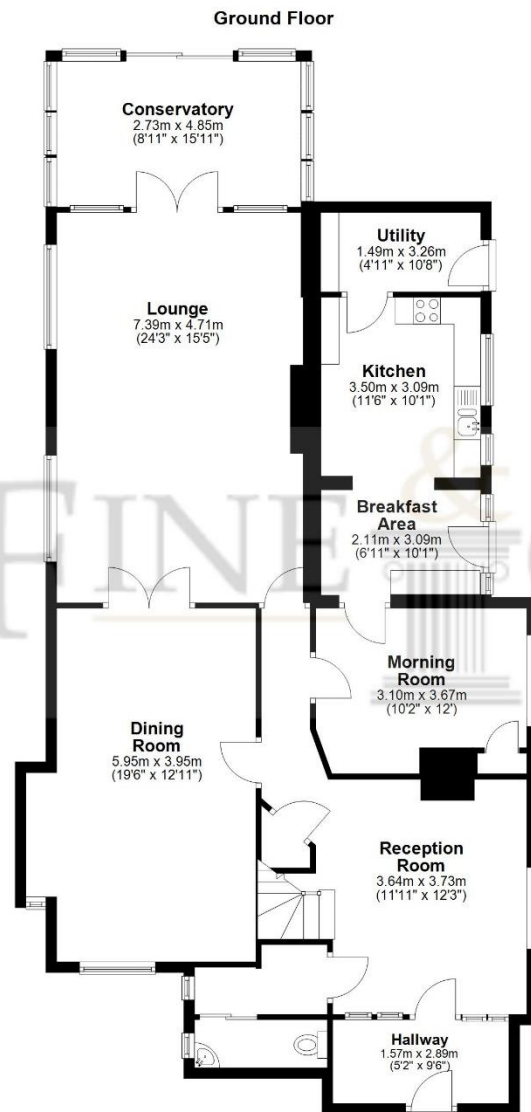
A striking feature of the garden is a mature line of conifers, offering a natural boundary that provides seclusion and privacy. These trees create an attractive, green backdrop, shielding the garden from view and ensuring a peaceful, secluded environment for those who appreciate their own space.

The property also offers potential to build a separate dwelling (subject to planning permission), making this an ideal opportunity for a property developer or those looking to create a multi-generational living space. The generous plot provides ample room for expansion or the construction of an additional home, adding significant value to the property.

Adding to the functionality of the garden is the double garage, offering ample storage or parking space, with potential for additional uses such as a workshop or home office. Whether you wish to develop the garden further, explore the possibility of building a separate dwelling, or simply enjoy it as it is, this expansive outdoor area provides a fantastic opportunity to create your ideal outdoor living space.







For illustrative 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.

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