



Wilbury Road – £900,000 - FREEHOLD  
Letchworth Garden City – SG6







# Step Inside

Upon entry to this beautiful family home, you are welcomed through in to the entrance hallway which guides you through in to each of the bright and spacious rooms the ground floor has to offer. From here, double solid wood doors lead you through in to the primary family living space which is beautifully open plan to the Kitchen/diner truly making this the heart of this family home complete with Velux windows, fully integrated kitchen, island with breakfast bar, feature log burner and bi-fold doors opening out in to the landscaped rear garden. A separate utility matching the kitchen further compliments this room. Towards the rear of this stunning room, you are taken through in to the study boasting Velux and floor to ceiling windows with garden views. A shower room located next to the study and spacious family room to the front for those who want their own space complete the ground floor. Back in to the entrance hall and upstairs, the first floor offers three beautifully bright and good sized bedrooms with the master boasting a dressing room with en-suite shower. The family bathroom completes the first floor. Walking up into the top floor loft conversion, you will find an additional two double bedrooms, both of which feature large Velux windows allowing plenty of natural light to flow through. Completing the second story is a good sized loft space which would make for a perfect shower room to further enhance the overall accommodation.

## 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 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

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Complementing this stunning property is the bright, sunny, landscaped and South facing rear garden which the bifold doors from the kitchen/diner open out into. Stepping out, you are taken on to the patio area offering ample space for seating, a purpose built BBQ area with minifridge, pergola and space for the hot tub. From here, steps lead down on to the lawn area with established shrubbed borders, lockable storage built off of the extension and stepping stones leading to the garden room.

Secluded at the bottom of the garden, the current owners have built a garden room with full electrics, heating and lighting this is the perfect space for a home office or studio space. A driveway and integral garage complete the exterior.

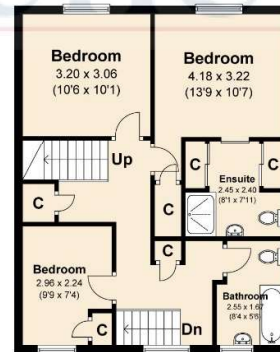
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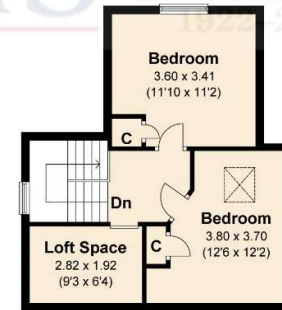
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 214.8 sq. metres (2312.08 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 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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