



8 Hitchin Road
Letchworth Garden City | Hertfordshire | SG6 3LL

FINE & COUNTRY

8 HITCHIN ROAD



Step Inside

This charming period property, dating back to 1905, effortlessly combines character with modern living, offering a spacious and versatile family home. As you step through the convenient porch and into the property, you are immediately greeted by a stunning entrance hall with a grand staircase, setting the tone for the elegant and welcoming atmosphere that flows throughout the house.

The ground floor boasts a bay-fronted lounge, perfect for relaxing or entertaining, and a generously sized study to the front of the house, ideal for those working from home. A cloakroom in the entrance hall adds practicality and convenience. The property has been thoughtfully extended, creating a large, open-plan kitchen and dining area that forms the heart of the home. This space is complemented by a further cloakroom and a convenient utility room, providing ample storage and space for family living. Off the kitchen, you will find another reception room that leads seamlessly into a bright and airy conservatory, offering the perfect spot to enjoy the garden year-round.

Upstairs, the master bedroom is a true highlight, featuring a bay-fronted window that floods the room with natural light, along with its own en-suite bathroom. Bedroom 2 also enjoys the luxury of an en-suite, while two further double bedrooms provide ample space for family and guests. A well-appointed family bathroom serves these rooms.

The double-story extension has added significant value, with the creation of a fifth bedroom, which benefits from its own staircase and en-suite shower room, providing privacy and independence for guests or older children.

The original property, built in 1905, holds a fascinating history and is believed to have once served as a residence for the Clerk of Works responsible for some of the earliest homes in Letchworth. Notably, the grand staircase and original wooden fireplace surrounds in two rooms were crafted with great attention to detail, before being replaced in other homes by elegant art deco surrounds from the 1920s and 1930s. Period features add to the distinctive character of the home, including working servant bells still in place in three rooms, a charming nod to the property's history. Additionally, the side tradesman's entrance, once a connection to No.10 Hitchin Road, provides a further glimpse into the original design and purpose of the house. These historical elements are seamlessly blended with the modern upgrades, creating a home that is as rich in character as it is in comfort. With its high ceilings, period features, and well-considered extensions, this property offers a perfect balance of traditional charm and contemporary comfort, making it an ideal family home.





























Step Outside

To the front of the property, a large, sweeping driveway provides ample space for multiple vehicles, offering both convenience and elegance as you approach the house. The driveway is complemented by an electric car charging point, catering to modern needs. Surrounding the driveway, the garden is beautifully landscaped with a variety of well-established shrubs and trees that bloom in season, creating a vibrant and welcoming first impression.

At the rear of the property, the garden offers a peaceful and private retreat, predominantly laid to lawn and bordered by mature trees and shrubs that provide year-round greenery and seclusion. The outdoor space is perfect for family gatherings, relaxation, or simply enjoying the tranquility of nature. A standout feature of the garden is the large summer house, which comes equipped with a kitchenette and shower room, offering a versatile space for hobbies, entertaining, or even as a guest suite. This charming addition enhances the outdoor living experience, making it a wonderful extension of the home.





About the area

The property is ideally located on Hitchin Road, just off The Broadway, in one of the most sought-after areas of Letchworth. Known as the world's first 'Garden City,' Letchworth perfectly blends the best aspects of both town and country living, as envisioned by its founder, Ebenezer Howard. The area offers an abundance of outdoor spaces, including the scenic Garden City Greenway and the 60-acre Norton Common, featuring expansive grasslands and woodlands just a short distance from the town centre.

This beautiful home benefits from being within walking distance to some of Letchworth's most sought-after schools. Families will appreciate the convenience of having well-regarded primary and secondary schools nearby, ensuring an easy and stress-free school run.

Letchworth Garden City is renowned for its excellent educational offerings, with a range of high-quality options for children of all ages. The property is within close proximity to top-rated primary schools, offering a strong foundation for young learners. For older children, the nearby secondary schools and academies are also highly regarded, providing excellent academic and extracurricular opportunities.



Council Tax Band: G

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.03.2025





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