



Farthing Drive, GUIDE PRICE £800,000 - FREEHOLD
Letchworth Garden City – SG6 2TR







The Property

Located in one of Letchworth's most desirable areas, this stunning five-bedroom detached residence offers the perfect blend of contemporary living and family comfort. Having been thoughtfully extended and modernised throughout, the property is presented in excellent condition and provides generous living space both inside and out.

The ground floor welcomes you with a bright and inviting entrance hall, leading to a spacious lounge and which flows seamlessly in to the stylish family room with underfloor heating, Amtico flooring, full-width 6m Sunflex sliding glass doors that open directly onto the garden bringing the outside in and orangery style roof which floods this space with natural light. The heart of the home is the impressive open-plan kitchen/diner, complete with a high-spec fitted kitchen and underfloor heating that seamlessly continues into the family room. A separate utility room, cloakroom, and internal access to the garage – featuring an electric door – complete the ground floor.

Upstairs, you'll find five well-proportioned double bedrooms. The master bedroom includes built-in wardrobes and a sleek en-suite with 'Warm Up' underfloor heating and high end 'Merlin Aristo' shower enclosure. A contemporary, bright and modern family bathroom serves the remaining bedrooms, all finished to a high standard with built in storage. Additionally, there are three loft hatches providing ample storage.

This is a rare opportunity to acquire a spacious, turnkey family home in a prime location – early viewing is highly recommended.

Noteworthy Features:

Solar panels (pays approx. £800 p annum back), Heated floors in family room/orangery. 'Warm Up' Heated floor in en-suite and family bathroom. Soft water system. Filtered drinking water. Soft water outlet in garage. Porcelanosa tiles in en-suite and bathroom. NEW Merlin aristo shower enclosure with lifetime warranty. Amtico flooring to Ground floor. Sun Flex front and back doors. Porcelain tiles in garden.

About Letchworth

The Lordship estate is one of Letchworth Garden City's most desirable residential areas, known for its peaceful surroundings, attractive tree-lined streets, and family-friendly atmosphere. Located within easy reach of the town centre, it offers convenient access to a range of amenities including shops, the well sought after 'Lordship Farm' school, parks, and transport links – with Letchworth train station providing direct services to London and Cambridge. The area is particularly popular with families and professionals alike, thanks to its blend of well-established homes, green open spaces, and a strong sense of community. Lordship strikes the perfect balance between tranquil suburban living and accessibility, making it a highly sought-after location within the town. Ideally situated, the estate is within easy reach of the charming village of Willian – a picturesque setting that offers two highly regarded pubs, a traditional village green, a beautiful church, and scenic countryside walks.





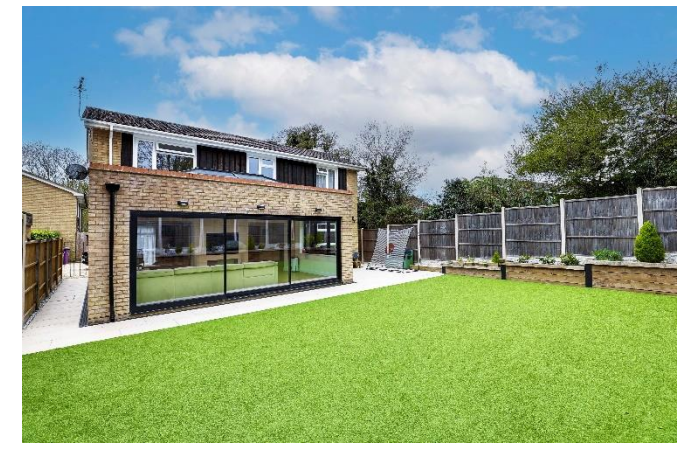


Step outside

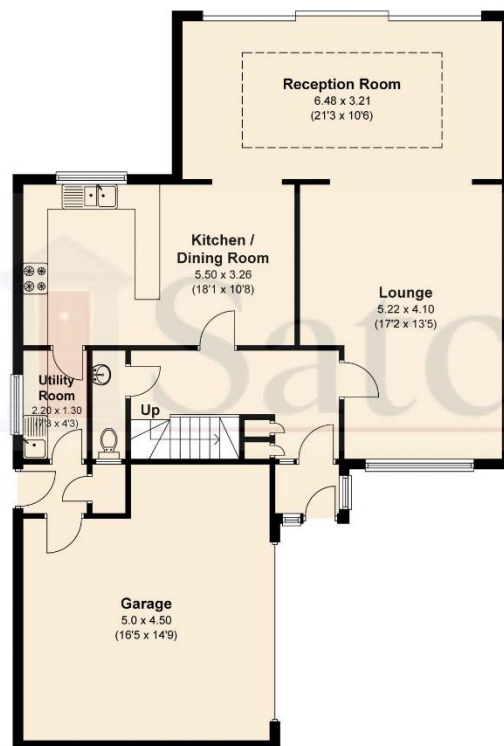
Step outside into a beautifully landscaped, private rear garden – the perfect extension of the home's living space. Fully enclosed with fencing and non-overlooked, the garden offers a sense of peace and seclusion. A generous porcelain patio area sits directly off the family room, ideal for outdoor dining and entertaining.

Raised planted beds border the space, adding colour and character, while a low-maintenance artificial lawn provides a lush, green finish year-round. The garden also benefits from excellent side access, enhancing practicality for everyday use.

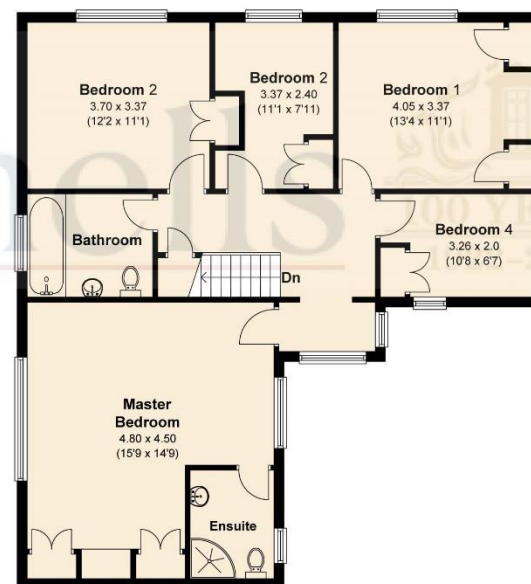
To the side of the property, you'll find a versatile garden room currently used as a home office – a great addition for those needing flexible work-from-home space or a private retreat.



Ground Floor



First Floor



Total area: approx. 193.70 sq. metres (2084.96 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.



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