



Earlsmead, Letchworth Garden City, Hertfordshire. SG6 3UE

Satchells



## 4 Bedroom Detached House

### £825,000 Leasehold

Offered to the market chain free, this spacious and extended detached family home is ideally situated in the highly desirable Manor Park area of Letchworth Garden City. The property provides versatile accommodation across two floors and is perfectly suited for growing families seeking generous living space in a well-regarded residential location. The ground floor features a bright and spacious lounge, ideal for relaxing or entertaining, alongside a well-appointed kitchen and flexible living areas that can easily adapt to modern family life. Upstairs, the home offers four to five bedrooms, including an extended master suite, providing ample space for family members, guests, or a home office. Externally, the property benefits from a south-west facing rear garden, perfect for enjoying afternoon and evening sunshine. Additional features include a double garage, driveway parking for two vehicles, and solar panels, offering both practicality and energy efficiency. The property is conveniently located close to Letchworth Golf Club and Letchworth Hall Hotel, providing excellent leisure and dining options nearby. Letchworth Garden City, the world's first Garden City, offers a unique blend of town convenience and countryside charm. The town centre provides a wide range of shops, cafes, and leisure facilities, along with well-regarded local schools. For commuters, the town benefits from a mainline railway station with direct services to London King's Cross, as well as convenient access to major road links including the A1(M).



- CHAIN FREE
- Four/five bedrooms
- South west facing garden
- Kitchen/diner
- Double garage
- Detached
- Conveniently situated close to Letchworth Golf Club and Letchworth Hall Hotel
- Leasehold
- Lease - 934 years remaining
- EPC rating D. Council tax band F

**Ground Floor:****Entrance Hall:**

Double glazed door to front aspect. Radiator. Cupboard with power, light and window.

**Cloakroom:**

Double glazed window to front aspect. Suite comprising WC and wash hand basin. Radiator.

**Study:**

Abt. 9' 8" x 9' 5" (2.95m x 2.87m) Double glazed window to front aspect. Radiator.

**Lounge:**

Abt. 17' 6" x 13' 6" (5.33m x 4.11m) Double glazed window to side aspect. French doors to conservatory. Sliding doors to rear aspect. Two radiators.

**Kitchen/Diner:**

Abt. 18' 3" x 10' 6" (5.56m x 3.20m) Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units. Integrated dishwasher, fridge/freezer, hob and double ovens. Door to conservatory.

**Utility Room:**

Double glazed window to side aspect. Door to front aspect. Butler sink. Plumbing for a washing machine. Boiler. Wall units.

**Conservatory:**

Abt. 12' 8" x 11' 0" (3.86m x 3.35m) Conservatory with power and lighting. Tiled floor. Radiator.

**First Floor:****Landing:**

Double glazed window to front aspect. Airing cupboard. Access to an insulated loft.

**Bedroom One:**

Abt. 12' 4" x 11' 9" (3.76m x 3.58m) Double glazed window to rear aspect. Two radiators.

**En-Suite:**

Double glazed window to front aspect. Suite comprising corner bath, shower cubicle, wash hand basin and WC. Radiator.

**Bedroom Two:**

Abt. 11' 9" x 11' 11" (3.58m x 3.63m) Double glazed window to rear aspect. Built-in wardrobe. Radiator.

**Bedroom Three:**

Abt. 11' 11" x 7' 4" (3.63m x 2.24m) Double glazed window to rear aspect. Built-in wardrobe. Radiator.

**Bedroom Four:**

Abt. 8' 10" x 6' 6" (2.69m x 1.98m) Double glazed window to front aspect. Built-in wardrobe. Radiator.

**Bedroom Five/Dressing Room:**

Abt. 12' 3" x 11' 2" (3.73m x 3.40m) Double glazed window to rear aspect. Two built-in wardrobes. Small shower room.

**Bathroom:**

Double glazed windows to front and side aspects. Suite comprising bath with shower over, wash hand basin and WC.

**Outside:****Front Garden:**

Lawn. Flower beds. Driveway parking for two cars. Double garage with electric door, power and lighting.

**Rear Garden:**

Lawn with water feature, seating area, patio, flower beds and side access.

**Additional Information:****Material Information:**

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply  
Electric: Mains supply  
Drainage: Mains  
Flood risk: Not flooded in the last 5 years  
Mobile/Phone: Good - Further information can be found here:  
<https://checker.ofcom.org.uk/en-gb/>  
Tenure: Leasehold  
Council Tax Band: Band F  
Council tax payable: £3369 per annum  
Length of lease: 934 years remaining  
Ground Rent details: TBC  
Service charge Details: Nil

For further material information please contact the office marketing this property.

### Anti-Money Laundering:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

### Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.





These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.