



Broadcroft, £750,000 - FREEHOLD  
Letchworth Garden City – SG6 3UA













# The Property

Nestled within the highly desirable 'Manor Park' estate in Letchworth, this beautifully presented four-bedroom detached property offers generous living space, a practical layout, and a welcoming atmosphere—perfect for families and those seeking space to grow.

The property opens with a useful entrance porch providing access to both the integral garage and the main entrance hall. The spacious living room is a standout feature, boasting a large alcove ideal for additional seating or display, and elegant French doors that lead out to the rear garden, flooding the room with natural light. A separate dining room offers ample space for entertaining and flows seamlessly into a bright and sunny conservatory, ideal for enjoying the garden views year-round. The well-appointed kitchen is complemented by an adjoining utility room with convenient side access, while a ground floor cloakroom adds further practicality.

Upstairs, you'll find four generously sized bedrooms, each benefiting from built-in storage. The master bedroom boasts its own en-suite bath room, while a modern family shower room serves the remaining bedrooms.

With its versatile living spaces, excellent location, and family-friendly layout, this home represents a fantastic opportunity in one of Letchworth's most sought-after areas.

## About The Area

Manor Park is privy to exceptional amenities access. Willian is an area which is highly sought after and well-regarded, as peaceful and preserved. Featuring a beautiful church, a Post Office and general store, along with two pubs – including The Fox which has a highly regarded restaurant. A delightful duck pond can be found in the center of the village, perfect for a weekend stroll. North of Willian is Letchworth Garden City, and 2.5 miles to the west is the historic market town of Hitchin.

There are a wide range of schools in the district including Highfield and Fearnhill. Independent schools include; St Francis College, St Christopher, The Princess Helena College, Dame Alice Harper and Kingshott. Letchworth Golf Club and Nuffield Health Fitness and Wellbeing Centre are both within a short distance. Transport links are enviable, with the A1(M) junction 9 1 mile distant, whilst fast and frequent trains leave from Hitchin, Stevenage and Letchworth Garden City to Finsbury Park and London Kings Cross, to the north via Peterborough and to East Anglia via Cambridge. Luton airport is 13 miles away and Stansted airport 30 miles approximately.











# Step outside

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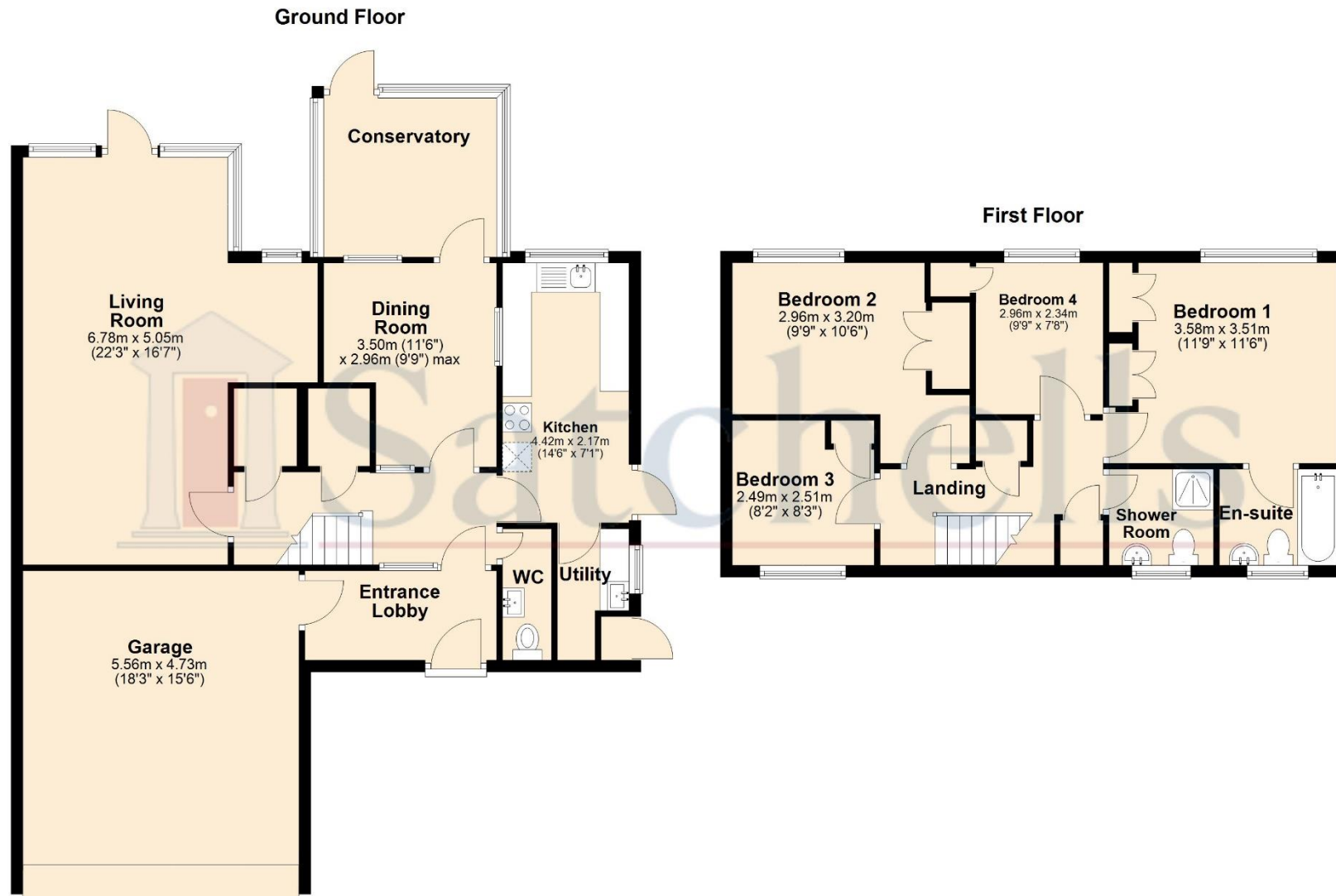
Occupying a generous plot and set well back from the road in a peaceful residential cul-de-sac, this attractive home enjoys a wonderful sense of privacy and space. The front of the property features a driveway providing off-road parking for multiple vehicles, as well as access to a spacious double-width garage—ideal for both parking and storage.

A large portion of the front garden is laid to lawn, complemented by a well-maintained pathway leading to the front door. Thoughtfully planted beds frame the entrance, adding a splash of color and curb appeal.

To the rear, the south-facing garden is a true highlight. Bathed in sunlight throughout the day and not overlooked, it offers an excellent space for relaxing or entertaining. The garden is mainly laid to lawn with mature, established borders, a patio area perfect for outdoor dining, and gated side access for added convenience.







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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