



36 Willian Way  
Letchworth Garden City | Hertfordshire | SG6 2HG

FINE & COUNTRY



# Step inside

36 Willian Way

Built in 1938, this substantial Garden City home has been carefully maintained and thoughtfully extended over the years, offering generous and flexible living space suited to modern family life. The current owners have enjoyed the property and are now relocating to be closer to family. During their time here, they have enhanced the home further most notably enlarging and upgrading the family bathroom to a high standard, now featuring both a freestanding rolltop bath and a separate shower cubicle. The ground floor provides three excellent reception rooms, including an impressive open-plan sitting room with a recently installed inset multi-fuel wood burner, flowing into a light-filled garden room, ideal for entertaining or relaxing with views over the rear garden. The kitchen/breakfast room is complemented by a useful laundry extension, and there is also a ground floor shower room with underfloor heating and a cloakroom/WC.

Upstairs, the home offers four well-proportioned bedrooms plus a fifth bedroom, ideal as a single room, nursery or home office. The newly remodelled luxury family bathroom completes the first floor. There is a large loft space suitable for conversion (subject to consents). Further benefits include uPVC double glazing, gas-fired central heating and an integral garage.



















# Step outside

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Set within an impressive 0.28-acre plot, the property is well screened from the road by mature beech hedging. The front garden features lawns, herbaceous borders, wisteria and a mature holly tree, with an attractive brick-paved “in-and-out” coach drive providing ample parking and access to the integral garage. The superb rear garden extends to around 184 ft, laid mainly to lawn with a paved patio, mature borders, ornamental shrubs and a selection of specimen trees including fruit trees, pampas grass, a silver birch and a blue cedar. Three garden sheds offer additional storage.

## Location

Willian Way is one of Letchworth's most sought-after tree-lined avenues on the favoured south side of the town and close to a number of excellent schools including Lordship Primary School and St Chris. No. 36 sits just three-quarters of a mile from the town centre and within a mile of the mainline railway station, offering fast, regular services to London King's Cross (from 28 minutes) and Cambridge (from 26 minutes). Junction 9 of the A1(M) is also just over a mile away, making the location ideal for commuters.















Council Tax Band: G  
 Tenure: Freehold  
 £ 1,350,000

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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