



Nevells Road, Letchworth Garden City, Hertfordshire, SG6

O.I.E.O £800,000 Leasehold







Step Inside

Nevells Road

As you approach the home, you are welcomed by an inviting entrance porch, setting the tone for the warm ambience that awaits within. Stepping through the front door, you enter a spacious entrance hall that leads you to the heart of the home. The generous living room is bathed in natural light, offers a cosy yet expansive space for family gatherings. The stylish kitchen/breakfast room is a true highlight of the property and blends seamlessly through in to the large conservatory to the rear. Equipped with modern appliances and ample counter space, it invites culinary creativity and casual dining. This layout of these two rooms encourages seamless interaction, making it a fantastic space for family meals or lively brunches with friends. Upstairs, you will find four well-appointed bedrooms, each designed with comfort in mind. The rooms offer plenty of space and natural light, creating peaceful retreats for rest and relaxation. These versatile spaces can easily adapt to your family's needs, whether as guest rooms, home offices, or playrooms. The spacious first-floor family bathroom and second-floor en-suite shower complete the upstairs accommodation. If you



About Letchworth Garden City

Nevells Road

The beautifully maintained front and rear gardens enhance the property's appeal, offering lush greenery and charming outdoor areas for children to play or for you to enjoy peaceful moments in nature. The garden is accessible from both the rear and side providing easy access to the two garages located to the rear. The patio area provides a perfect spot for summer barbecues, or simply unwinding after a busy day. The rear garden is mostly laid to lawn with fruit trees and planted and established borders.

To the front, the garden has been beautifully landscaped providing box hedged beds with gravel walkways and a paved pathway leading to the front door from the picket gate.







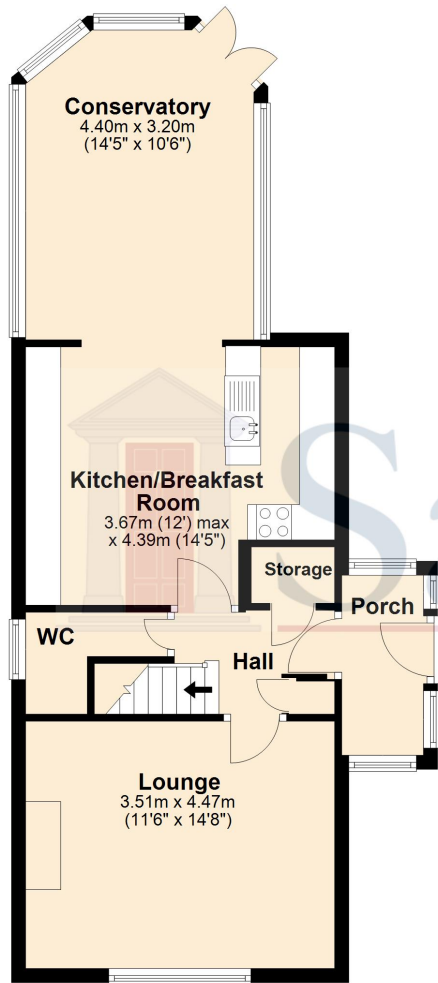
Step Outside

Nevells Road

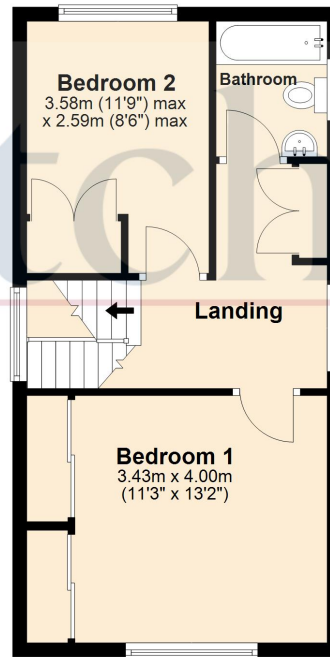
Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1(M) Junction 9&10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.



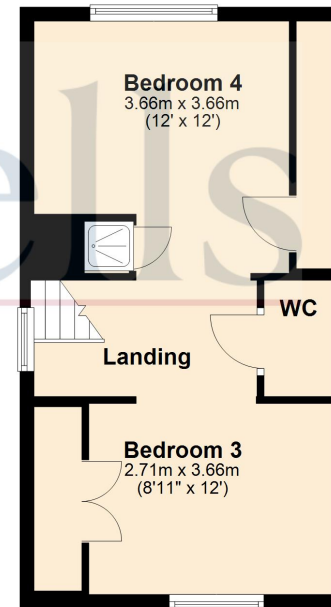
Ground Floor



First Floor



Second Floor



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.



These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for general identification purposes only and not to scale. All measurements and areas quoted are approximate and should not be relied upon if ordering furniture, white goods or carpets. Satchells have not tested any appliances or carried out any surveys, and buyers are advised to make their own satisfactory enquires into the state and condition of the property, utility services and tenure. Some or all images may have been enhanced using Photoshop or similar and the contents shown may not be included in the sale. You are advised to confirm the availability of the property on the day of your viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of funding.





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