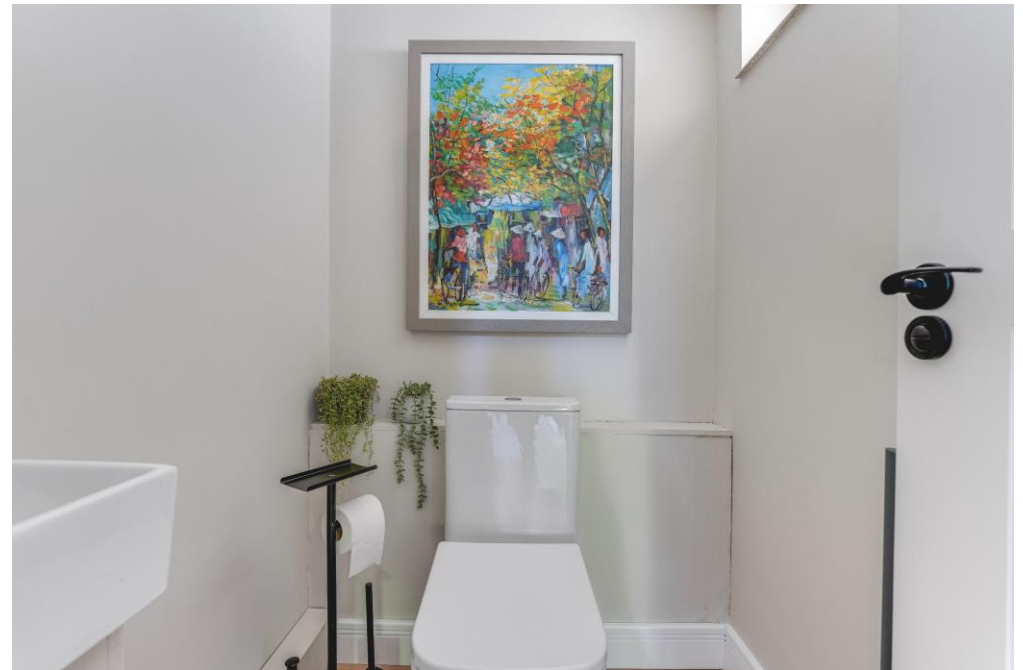




Kyrkeby £415,000 - FREEHOLD  
Letchworth Garden City – SG6 2PR











# The Property

This beautifully modernised three-bedroom property offers stylish and spacious living in a quiet residential cul-de-sac location. Finished to a high standard throughout, the home is perfect for families, professionals, or anyone looking for a turn-key home with thoughtful design and quality features.

Step inside via the enclosed entrance porch into a bright and welcoming open entrance hall, setting the tone with contemporary finishes and a light, airy feel. The recently updated cloakroom features modern fittings and a sleek design, ideal for guests and everyday convenience. The generous living room is a cosy yet modern space, perfect for relaxing or entertaining, with high-quality flooring and plenty of natural light. At the heart of the home is the impressive kitchen/diner, complete with a central island, integrated appliances, and a seamless flow into the garden through the bi-fold doors – perfect for indoor-outdoor living and entertaining.

Upstairs, the home offers three well-proportioned bedrooms, each thoughtfully decorated and ideal for family use, guest accommodation, or a home office. The stylish family bathroom features contemporary fittings, a bath with shower over, and modern tiling.

This stunning home combines quality, comfort, and convenience in one attractive package – ready to move straight into.



# About Letchworth

Letchworth Garden City, often regarded as the world’s first garden city, is a vibrant and well-connected community offering a perfect blend of urban convenience and natural beauty. Known for its tree-lined streets, green spaces, and family-friendly atmosphere, Letchworth is a sought-after location for those seeking both tranquility and easy access to modern amenities.

The town boasts a variety of shops, from independent boutiques and cafes to larger retail outlets, making everyday shopping a pleasure. The pedestrianized town centre features a lively market and offers a range of supermarkets, fashion stores, and a selection of restaurants and cafes for dining and socializing. For families, Letchworth is well-served by excellent schools, including a range of primary and secondary schools, all known for their strong academic performance and community focus.

The town also offers a variety of parks and recreational facilities, providing plenty of space for outdoor activities and leisure. Transport links from Letchworth are superb, with a mainline train station offering regular services into London King’s Cross in under 40 minutes, making it ideal for commuters. The town is also well-connected by road, with easy access to the A1(M) for travel to surrounding areas.











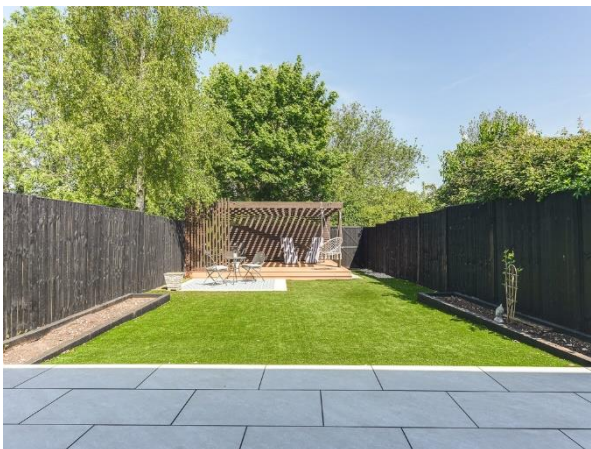
# Step outside

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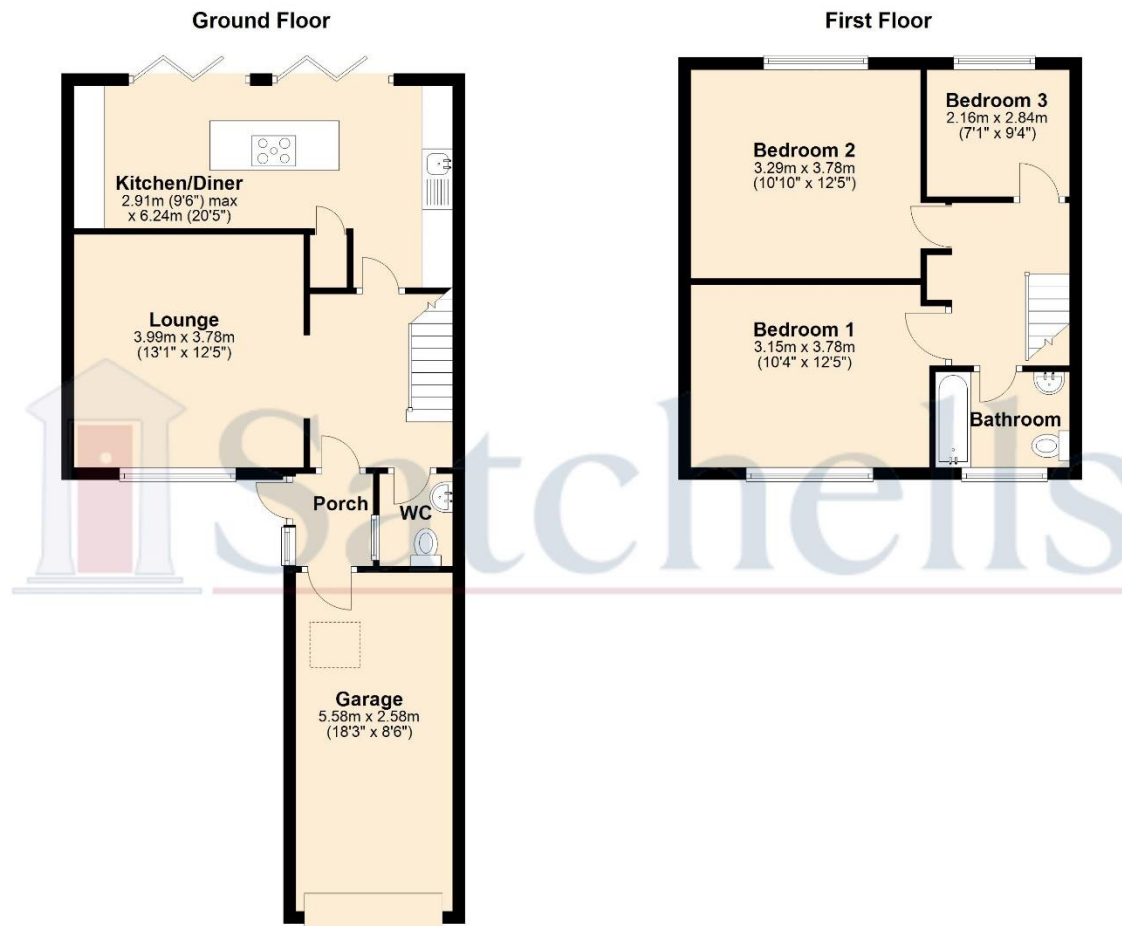
Enjoying its sunny position and non-overlooked aspect, the low maintenance, fully landscaped rear garden features main and feature patios which the property opens out on to via the bi-folding doors and is laid to artificial grass. Raised beds and a substantial pergola constructed from composite decking make it a fantastic entertaining or family space. There is also outside lighting, double sockets situated on main patio and on the pergola and an outside tap. The gated rear access leads to the green area behind the property and can be used for rear access to the house.

The whole garden is secured with fencing which has been fully renewed within the last two years and painted black to complete the contemporary look. To the front, the garden is mainly laid to lawn with pathway to porch. There is a garage with electric door and driveway parking for one vehicle however has scope to be extended for up to three vehicles. Additionally, there is unallocated parking in the cul-de-sac.

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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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