



35 High Avenue, Letchworth Garden City, Hertfordshire SG6 3QS
£515,000 - Leasehold

Satchells





Step Inside

Nestled within a traditional residential estate, this exceptional modern family home has been finished to an impressive standard throughout, offering stylish and contemporary living accommodation that is ready to move straight into. With a thoughtfully designed layout, superb interior specification, and a fantastic self-contained annex to the rear, this property truly has something for everyone. Step inside and you are immediately greeted by a sense of quality and attention to detail that runs throughout the entire property. The modern kitchen is a real standout, beautifully appointed with sleek integrated appliances including an oven, hob and extractor, alongside a fully integrated dishwasher. A handy pantry cupboard adds a wonderful degree of practicality, providing excellent storage and keeping the space feeling clean, uncluttered and thoroughly well-organized. A further modern WC on the ground floor adds a layer of convenience that busy family life demands. The living room is a wonderfully inviting and sociable space, featuring elegant integrated shelving and clever storage tucked neatly into the alcove, maintaining that sense of calm and order throughout. Gorgeous French doors open directly out onto the garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living, perfect for relaxed family evenings or entertaining friends.

To the front of the property, a separate dining room provides a dedicated space for more formal meals and gatherings, finished to the same high modern standard and offering a versatile space that could equally serve as a home office or playroom should the need arise. The first floor offers three generously proportioned bedrooms, each finished with soft, warm carpeting underfoot, creating comfortable and relaxing spaces to retreat to at the end of the day. The principal bedroom is particularly impressive in size and proportion. The family bathroom is a real treat, a stylish and contemporary suite that reflects modern tastes with clean lines and quality fittings.

About Letchworth

High Avenue is a well-regarded residential address situated within the world's first Garden City, a town that was purposefully planned and built to combine the very best of town and country living. The street sits conveniently within easy reach of Letchworth town center, with its wide range of everyday amenities, independent shops, and eateries all accessible on foot. For commuters, Letchworth Garden City railway station is approximately 0.7 miles from High Avenue, offering regular direct services into London King's Cross, with the fastest journey taking approximately 29 minutes. The station also provides links northwards, making the location ideal for those who need to travel regularly for work or leisure. Road connections are equally well served, with easy access to the A1(M) providing swift links to London and the wider motorway network. Families will find a good selection of schools within the local area. Letchworth is home to a number of well-regarded primary schools. At secondary level, Fearnhill School and The Highfield School are among the local options, with both holding 'Good' ratings from Ofsted. True to its Garden City heritage, Letchworth benefits from an abundance of green space and parkland. Howard Park and Gardens sits at the heart of the town, offering formal gardens, a play area, a paddling pool, and bowls facilities, a much-loved community space for all ages. Norton Common provides a wonderful natural landscape for walking and outdoor recreation, whilst Broadway Gardens adds further green space within easy reach of the town center.



Annex

To the rear of the garden sits a beautifully finished, modern self-contained annex which has been laid out for open plan living with a bright lounge with kitchenette/dining space, separate double bedroom with garden views and a modern shower room. Finished to the same high standard as the main residence, this versatile space is perfectly suited for multigenerational living, accommodating visiting guests, or indeed as a private home office or studio. Whether housing a dependent relative or welcoming long-stay visitors, the annex offers a superb degree of independence without compromising on quality or comfort. From the living space, French doors open out on to a raised decking space which accommodates a table and chairs making for a perfect spot for morning coffee.







Step Outside

The property presents itself beautifully from the front, with its classic white rendered façade, steeply pitched roof and traditional leaded-light windows giving it a charming and characterful curb appeal that is instantly appealing. A generous block-paved driveway provides off-road parking to the front, whilst a neat front garden with a traditional picket fence adds a welcoming and homely feel that is very much in keeping with the character of the surrounding estate.

To the rear, the property truly comes into its own. French doors open directly from the living room onto a private and well-established garden that has been lovingly tended and thoughtfully designed to offer a wonderful variety of outdoor spaces. A paved patio area directly to the rear of the house provides the perfect spot for outdoor dining and entertaining, whilst a well-maintained lawn extends generously beyond, bordered by planted beds and established greenery that creates a real sense of privacy and seclusion.

A paved pathway winds its way through the garden, leading you down towards the real showpiece of this outdoor space, a stunning modern detached annex, finished in beautiful warm timber cladding with contemporary grey-framed windows and French doors opening onto its own raised decked area. The annex is a striking and thoughtfully designed structure that blends seamlessly into its garden setting, offering a superb degree of versatility. Adjacent to the annex sits a beautifully crafted covered outdoor seating area, a stylish pergola-style retreat with slatted timber screens, perfectly designed for relaxing or entertaining in all weathers, and adding yet another dimension to this.



Ground Floor



Total area: approx. 84.90 sq. metres (913.85 sq. feet)
(Excluding Outbuilding)

Outbuilding area: 35.10 sq. metres (377.81 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances
and other features are approximate.



These particulars are a guide only and do not constitute an offer or a contract. The floorplan 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, 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. 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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