



8 Manor Way,  
Letchworth, SG6 3NJ

*Lane &*  
BENNETTS



8 Manor Way  
Letchworth Garden City  
Hertfordshire  
SG6 3NJ

Lane & Bennetts are proud to present this immaculate, unbelievably spacious individual family home, positioned at the head of a truly sought after private road optimally located within walking distance of well regarded schools, the station and town as well as a multitude of nearby leisure pursuits.

Extending to close on 4000 Sq Ft of flexible, well appointed accommodation, this fine property has been recently upgraded to offer six bedrooms, three with en suite and a further family bathroom to the first floor.. The ground floor offers a comfortable sitting room with brick built fireplace and wood burning stove, a stunning new fitted kitchen with feature island that leads to a bright breakfast room opening to the barbeque terrace. There is a separate dining room, and a huge L shaped 37ft drawing room leading to the conservatory that is perfect for entertaining and get togethers.



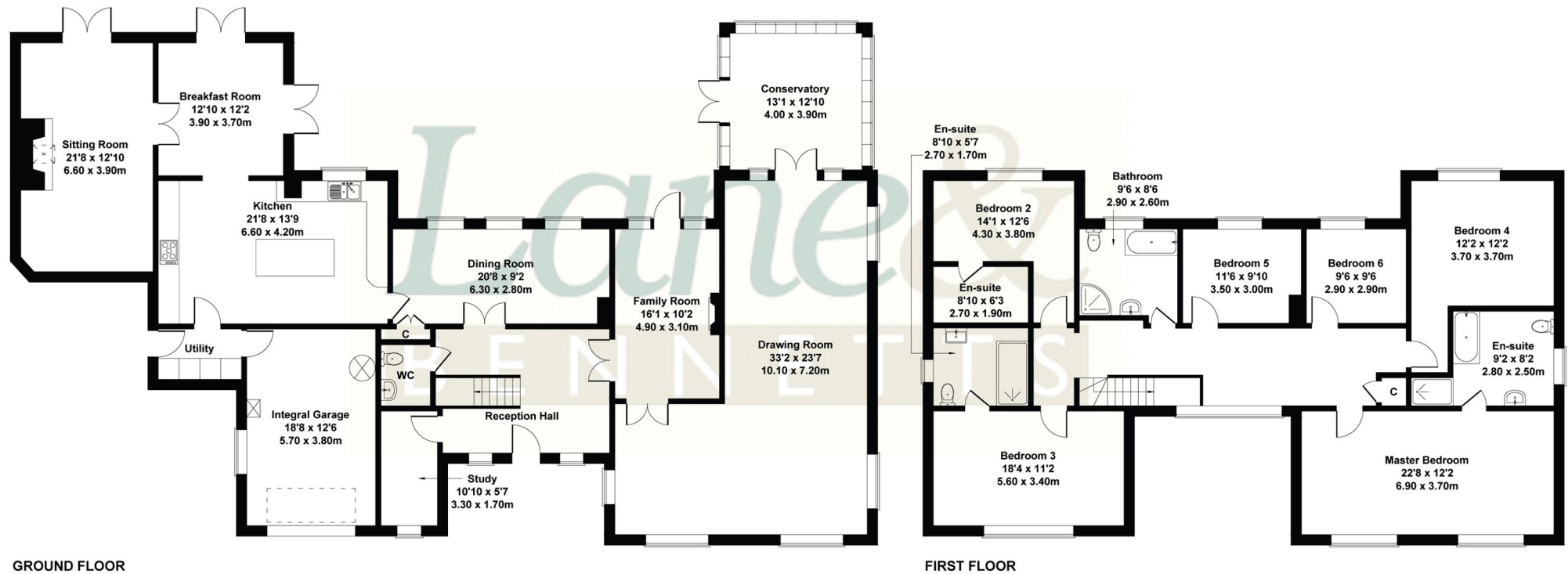
## KEY FEATURES

- *SOUGHT AFTER PRIVATE ROAD*
- *WALK TO HIGHLY REGARDED SCHOOLS, TOWN, STATION & LEISURE PURSUITS*
- *SIX BEDROOMS & FOUR BATHROOMS*
- *4000 Sq Ft OF ACCOMMODATION - 1/3 OF AN ACRE PLOT*
- *HUGE DRAWING ROOM LEADING TO CONSERVATORY*
- *AMAZING OUTDOOR POOL & TERRACE*
- *RECENTLY RE-FITTD HI-SPEC KITCHEN LEADING TO BREAKFAST ROOM*
- *STUDY, UTILITY & CLOAKROOM*
- *SITTING ROOM WITH FEATURE FIREPLACE & LOG BURNER*
- *ACCESS TO PRIVATE LANE SHORTCUT*



## 8 Manor Way Letchworth

Approximate Gross Internal Area  
3950 sq ft - 367 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





## *ADDITIONAL INFORMATION*

### *SERVICES*

- BT SKY BROADBAND SUPER FAST*
- OVO SMART METER LINKED TO MOBILE DEVICE*
- WATER - AFFINITY*
- CCTV ON CONTRACT*
- FULLY ALARMED*

*TENURE: FREEHOLD*

*COUNCIL TAX BAND: G*

*LOCAL AUTHORITY: NORTH HERTS DISTRICT COUNCIL*

*EPC: C*

### *SWIMMING POOL INFORMATION:*

- INSTALLED IN 2021*
- FULLY TILED*
- AQUAMATIC ELECTRONIC METAL SAFETY COVER*
- HEATED BY AN AIR SOURCE HEAT PUMP*
- AUTOMATIC CHLORINE FEEDER*
- SLIDE WITH RUNNING WATER*
- AUTOMATIC WATER TOP UP FEATURE*
- POOL LIGHTS*
- ROBOTIC AUTO CLEANER*
- ESTIMATED RUNNING COST - £60 PER MONTH*

*VIEWING APPOINTMENTS: STRICTLY BY APPOINTMENT ONLY*

## AREA INFORMATION

*This property (one of only three) has permissive gated access to the "Arlington Lane " pathway, allowing speedy and safe access to St. Christopher's school, tennis club and in the opposite direction a clever cut through to adjacent Willian Village and the much heralded "The Fox" - Public House & Restaurant with picturesque outdoor areas.*

*This rarely available substantial property, new to the sales market, offers the discerning client an opportunity to acquire a Letchworth property. The position of this fabulous home is particularly key, being such a short walk from station & town centre, and easy walking distance to the much sought after independent schools of St. Francis and St. Christopher's, also to the highly rated Highfield school or local primary schools and within catchment for the 'Outstanding' Hitchin Boys and Girls Schools. Leisure & sports interests are also well catered for as within a mile you can choose between Letchworth Garden City's renowned golf club, Letchworth Tennis club, the Letchworth Cricket & Hockey clubs and Nuffield Health gym & spa.*

*The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, brewery, 50m Outdoor Lido - nestled in the beautiful Norton Common, open green spaces, parks and gardens, yet only 29 minutes from Kings Cross & St. Pancras, 28 minutes to Cambridge, whilst the A1(M) is a few minutes drive, and London Luton Airport 25 minutes away.*



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**IMPORTANT NOTICE:**  
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.