



Quinn Way, Letchworth Garden City, Hertfordshire. SG6 2TX

| Satchells





## 3 Bedroom Detached House

### £475,000 Freehold

Sit within a quiet and modern residential road, this three bedroom detached property is located just a short walk from Letchworth town centre and mainline station whilst being within easy reach of local schools and amenities. The property offers spacious accommodation throughout and further benefit from off road parking, a garage, conservatory and non-overlooked rear garden.

- Freehold
- Three bedrooms
- Detached
- Garage and parking
- Enclosed rear garden
- Close to town and mainline station
- Close proximity to schools and amenities
- Two reception rooms
- Conservatory
- EPC rating D. Council tax band E



**Step Inside:**

This well presented detached family home offers a practical layout with bright, well-proportioned rooms throughout. You're welcomed into a spacious lounge with a bay window to the front, creating a lovely light-filled living space with plenty of room for both relaxing and entertaining. To the rear, there's a separate dining room which links neatly through to the kitchen, and beyond that a conservatory providing an extra reception area that's ideal as a garden room, play space or a quiet spot to sit and unwind. A handy ground floor WC completes the downstairs accommodation, and there's also internal access through to the integral garage for everyday convenience.

Upstairs, the first floor provides three bedrooms, including a generous main bedroom with its own en-suite, plus a smart family bathroom serving the remaining rooms. Overall, it's a great "family sized" home with a sensible flow, plenty of storage potential and flexible spaces that work just as well for day to day life as they do for having friends and family over.

**About the Area:**

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 has treelined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses and restaurants. Letchworth train station has a regular service to King's Cross (around 26 minutes for the fast train) and London Bridge. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 and 10, and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507.

**Step Outside:**

Outside, the property makes a strong first impression with its smart, traditional-style frontage, brick elevations and an attractive bay window, set within a modern residential setting. To the front there's a generous paved driveway providing off-road parking, leading to an integral single garage with an up-and-over door, while a neatly kept lawn and planted borders soften the approach.

To the rear, the garden is fully enclosed and mainly laid to lawn, ideal for families and pets, with a paved patio area providing a great spot for outdoor dining and summer barbecues. Established boundary fencing offers a good degree of privacy, and there's also a useful timber shed/greenhouse area for storage and keen gardeners, along with mature trees beyond the boundary giving the garden a pleasant, leafy backdrop.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



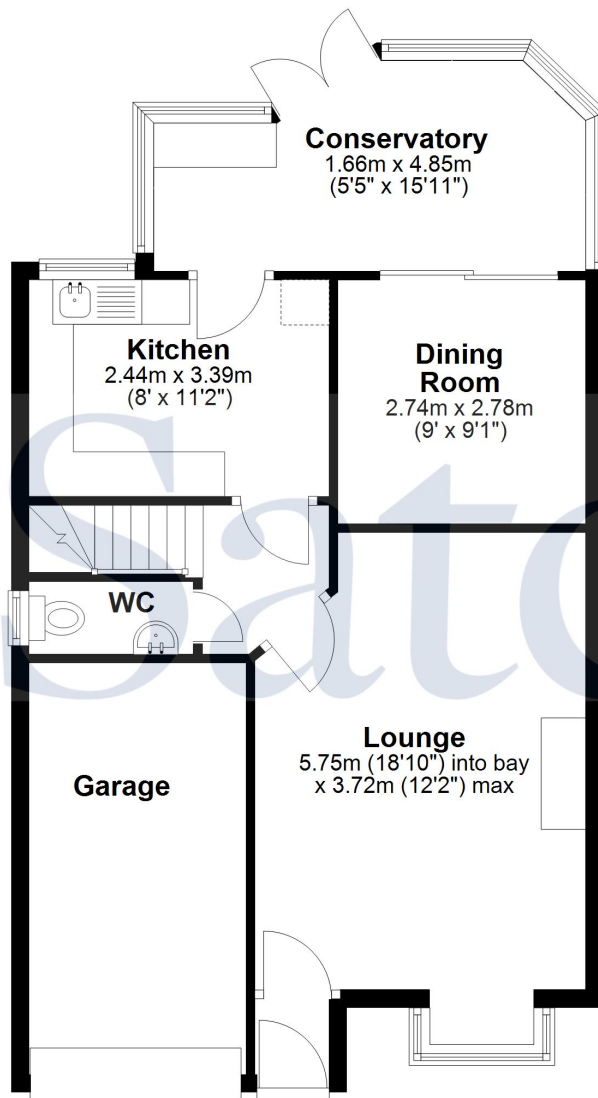




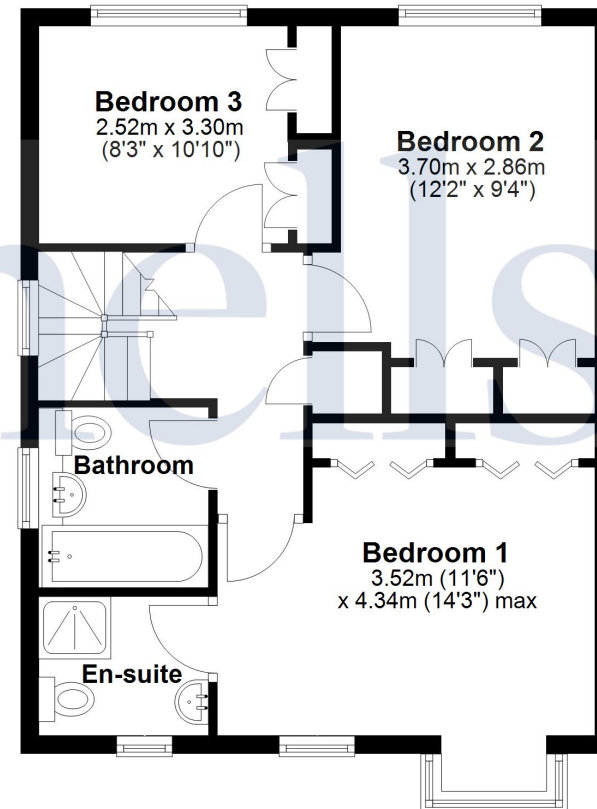
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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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## Ground Floor



## First Floor



For illustration 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.