

# Jonathan Hunt

ESTATE AGENCY

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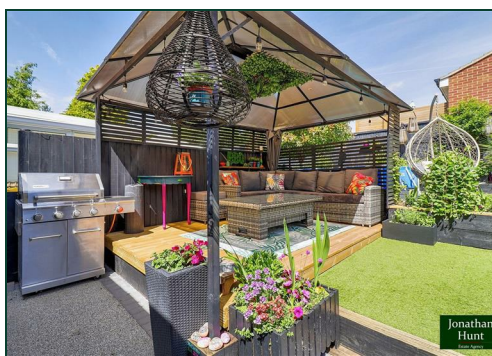
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**40 Longmead, Letchworth Garden City, SG6 4HR**

**Price Guide £950,000**

This stylish detached home is located within a 15 min walk to Letchworth Town centre and train station . Offering flexible living accommodation and spacious rooms on an impressive plot, featuring a large front driveway, front garden, and beautifully landscaped rear garden. The property includes a one-bedroom annexe, currently configured for wheelchair access with ramps, a large wet room, and easy access to all rooms and the garden. For larger families, this annexe can be seamlessly integrated into the main house, providing an extremely expansive ground floor.

Throughout the main home, a bright and airy atmosphere prevails, highlighted by a stunning L-shaped open-plan kitchen, diner, and family room. This space features solid wooden flooring, a modern navy kitchen with contrasting light worktops, and bi-folding doors leading to the landscaped rear garden. The ground floor also includes two double bedrooms, a luxury bathroom, and a separate WC, while the first floor offers two additional bedrooms and a study.

This property is perfect for those seeking multi-generational living or an expansive lifestyle predominantly on one level. The extensively landscaped garden boasts undercover dining areas, an astro-turf lawn, mature planting throughout, and an additional garden room with plumbing and electricity.

This is a must-see to fully appreciate the size and scope of this exceptional home.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 40 Longmead, Letchworth Garden City, SG6 4HR

## ENTRANCE HALL



## KITCHEN AREA 28'10" x 12'9" (8.79 x 3.89)



## LOUNGE 16'9" x 11'9" (5.12 x 3.6)



## DINING AREA



## KITCHEN/LOUNGE/DINING ROOM 28'10" x 12'9" (8.79 x 3.89)



## BEDROOM ONE 12'10" x 12'8" (3.93 x 3.87)



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**BEDROOM TWO 12'6" x 11'5" (3.82 x 3.49)**



**BEDROOM THREE 13'5" x 10'11" (4.1 x 3.35)**



**FAMILY BATHROOM 9'10" x 6'5" (3.0 x 1.98)**



**BEDROOM FOUR 12'6" x 9'5" (3.82 x 2.89)**



**W/C**



**OFFICE 6'9" x 6'1" (2.08 x 1.87)**



**FIRST FLOOR**

**ANNEXE**

# 40 Longmead, Letchworth Garden City, SG6 4HR

**ENTRANCE HALL**



**CONSERVATORY 12'4" x 7'7" (3.78 x 2.32)**



**KITCHEN 9'11" x 8'0" (3.04 x 2.45)**



**BEDROOM 12'11" x 10'9" (3.95 x 3.28)**



**LOUNGE 13'3" x 12'5" (4.06 x 3.81)**



**WET ROOM 12'5" x 9'4" (3.81 x 2.87)**



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## ANNEXE REAR GARDEN



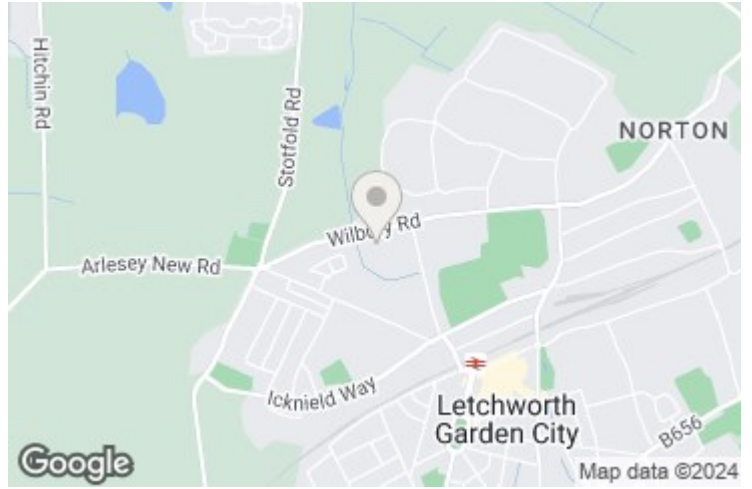
## REAR GARDEN



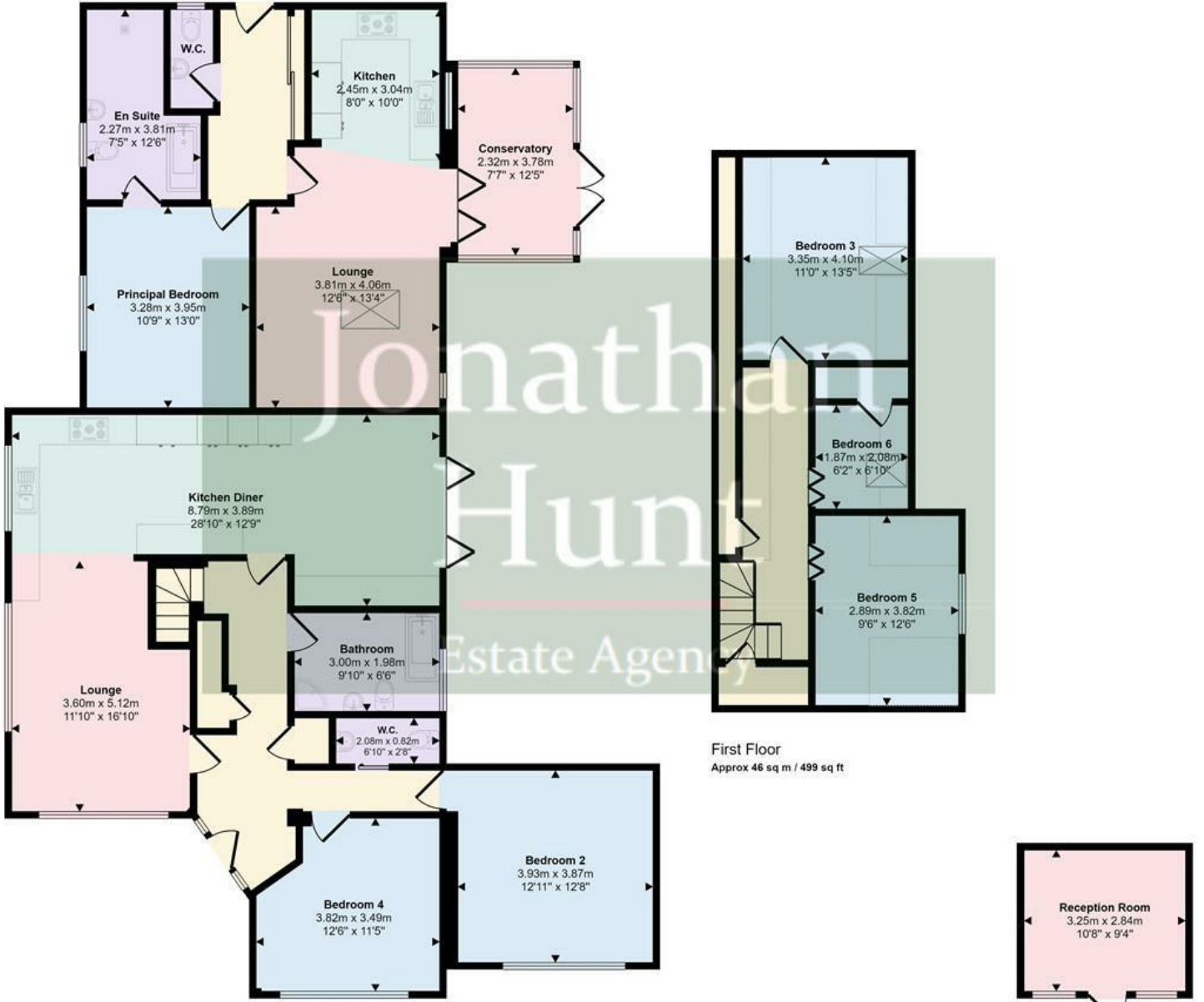
## REAR GARDEN pic2



## SIDE ACCESS



Approx Gross Internal Area  
224 sq m / 2413 sq ft



Ground Floor  
Approx 169 sq m / 1814 sq ft

First Floor  
Approx 46 sq m / 499 sq ft

Outbuilding  
Approx 9 sq m / 100 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.