



Letchmore Road, Stevenage

AGENT HYBRID





We are delighted to present to the market this well presented and thoughtfully extended three/four-bedroom Edwardian (c1910) semi-detached family home, ideally situated within the heart of the highly sought-after Stevenage Old Town. Combining an abundance of period charm with contemporary styling, the property has been sympathetically modernised and extended to create an impressive arrangement of spacious, versatile accommodation, perfectly suited to modern family living. Retaining a wealth of original character, including sash windows, exposed wooden floorboards and stripped internal doors, the property seamlessly blends traditional Victorian architecture with a stylish, contemporary rear extension. The accommodation begins with an entrance porch, opening into a welcoming and generously proportioned sitting room. This attractive reception space features a traditional sash bay window overlooking the front, exposed wooden floorboards and fitted cabinetry with shelving. A wide opening leads through to the adjoining dining room, creating a wonderful sense of space and continuity between the principal reception areas. The dining room provides ample space for a family dining table, with the exposed wooden flooring continuing throughout and useful understairs storage cupboards providing additional practicality. From here, the accommodation flows naturally into the kitchen, fitted with a comprehensive range of contemporary white gloss units, complemented by granite-effect work surfaces, tiled splashbacks and a selection of appliances, including a John Lewis oven and Smeg five-ring gas hob. Beyond the kitchen lies the impressive extended family room, a superb addition to the property that creates a bright and inviting space for both everyday family living and entertaining. Featuring generous glazing, contemporary finishes and French doors opening directly onto the rear garden, this versatile room could equally serve as a fourth bedroom or guest accommodation, particularly given the convenience of the adjoining modern, fully tiled downstairs shower room. Stairs rise to the first-floor landing, providing access to three bedrooms and a particularly spacious, refitted family bathroom. The principal bedroom is an attractive and generously proportioned double room, featuring two sash windows overlooking the front, exposed wooden floorboards and extensive fitted wardrobes. The second bedroom provides further comfortable accommodation, while the third bedroom enjoys views across the rear garden. The contemporary four-piece family bathroom has been finished to an excellent standard, with under floor heating and incorporating a stylish oval bath, separate double walk-in shower enclosure, vanity wash basin and WC, complemented by modern tiling and chrome fittings. Externally, the property continues to impress. To the front, a double-width block-paved driveway provides off-road parking for two vehicles, with attractive landscaping and gated side access leading to the rear garden. Undoubtedly one of the property's most outstanding features is the exceptional rear garden, extending to approximately 180ft in length. Beautifully established and thoughtfully arranged, the garden offers a wonderful combination of privacy, space and versatility. Immediately adjoining the house is an attractive entertaining area, with raised borders and tiered decking leading to further seating terraces and an extensive lawn, bordered by mature planting, established shrubs and colourful flower beds. A particularly appealing addition is the dedicated garden office, complete with air conditioning, providing an excellent year-round working environment away from the main residence. This versatile space is ideally suited to those working from home, while also offering potential for a variety of recreational uses. Further timber outbuildings provide useful garden storage. The impressive garden creates a peaceful outdoor retreat, ideal for entertaining, family enjoyment or simply relaxing, while the direct connection from the extended family room makes it a natural extension of the living accommodation. The location is equally appealing, with the property positioned within easy reach of Stevenage Old Town's historic High Street, offering an excellent selection of independent shops, cafés, restaurants and traditional public houses. Highly regarded local schools, recreational facilities and everyday amenities are also conveniently accessible. Stevenage mainline railway station provides fast and regular services into London King's Cross, while the nearby A1(M) offers excellent road connections. Offering a rare combination of Victorian character, stylish modern extensions, versatile family accommodation, a dedicated garden office and an extraordinary rear garden, this is a truly impressive home in one of Stevenage's most desirable and established locations. Viewing comes highly recommended to fully appreciate the charm, space and exceptional setting this wonderful property has to offer.

#### DIMENSIONS

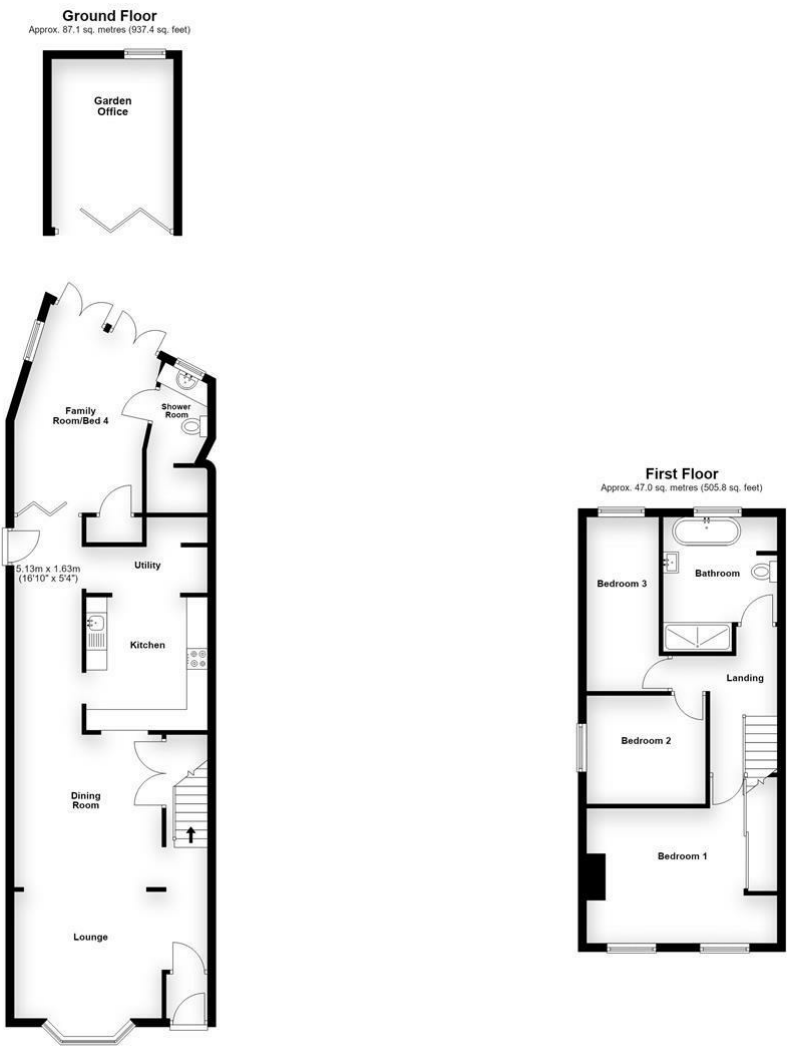
Entrance Lobby  
Lounge 15'3 x 10'0  
Dining Room 12'5 x 11'9  
Kitchen 10'6 x 9'8  
Utility Area  
Family Room/Bed 4: 16'7 x 9'7  
Shower Room  
Bedroom 1: 15'3 x 10'0  
Bedroom 2: 9'6 x 8'7  
Bedroom 3: 13'7 x 5'3  
Family Bathroom 10'4 x 8'8  
Garden Office 13'4 x 9'8



- EDWARDIAN (c1910) THREE/FOUR BEDROOM VICTORIAN SEMI-DETACHED HOME
- HIGHLY SOUGHT-AFTER STEVENAGE OLD TOWN LOCATION
- THOUGHTFULLY EXTENDED & SYMPATHETICALLY MODERNISED
- SPACIOUS OPEN-PLAN LOUNGE, DINING ROOM & KITCHEN
- VERSATILE FAMILY ROOM / POTENTIAL FOURTH BEDROOM
- MODERN DOWNSTAIRS SHOWER ROOM & FOUR-PIECE FAMILY BATHROOM
- EXCEPTIONAL 180FT PRIVATE REAR GARDEN
- DEDICATED GARDEN OFFICE WITH AIR CONDITIONING
- DOUBLE-WIDTH BLOCK-PAVED DRIVEWAY FOR TWO VEHICLES
- CHAIN FREE







Total area: approx. 134.1 sq. metres (1443.3 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |