14 Saffron Hill • Letchworth Garden City • Hertfordshire • SG6 4DB

Guide Price £675,000

Charter Whyman

TOWN & VILLAGE HOMES

CONTEMPORARY STYLED OPEN LIVING/KITCHEN SPACE
THREE TO FIVE BEDROOMS
TWO BATHROOMS

THE PROPERTY

Set along an established residential road, this impressive detached family home offers generous accommodation, versatile living space and excellent potential for modern family life. Extended to create a flexible layout, the property combines well-proportioned rooms with contemporary finishes, while the ground floor arrangement provides the adaptability many growing households seek.

From the welcoming hallway, the spacious open-plan living and kitchen area forms the heart of the home. The modern kitchen is finished in a contemporary style and features a useful breakfast bar, while double doors open directly into the conservatory, creating a seamless flow between the principal living spaces. A separate utility room adds further practicality.

The ground floor also benefits from a shower room, with both the front-facing study and family room enjoying attractive bay windows. These versatile rooms could equally serve as additional bedrooms, home working spaces or playrooms, depending on individual requirements. Upstairs, there are three further bedrooms alongside a well-appointed family bathroom, complete with both a bath and separate shower.

Outside, the rear garden extends to approximately 71ft, offering a paved patio leading onto a generous area of lawn and providing plenty of space for entertaining, relaxing and family activities. To the front, a driveway provides parking for two vehicles alongside a lawned area, while a single garage completes this appealing family home.

THE LOCATION

Saffron Hill is pleasantly situated on the west side of the town, just over half a mile from the town centre and mainline railway station. Letchworth Garden City is on the London Kings Cross to Cambridge mainline and offers regular services throughout the day. The fastest to London Kings Cross take just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1(M) is 2.4 miles away by car.

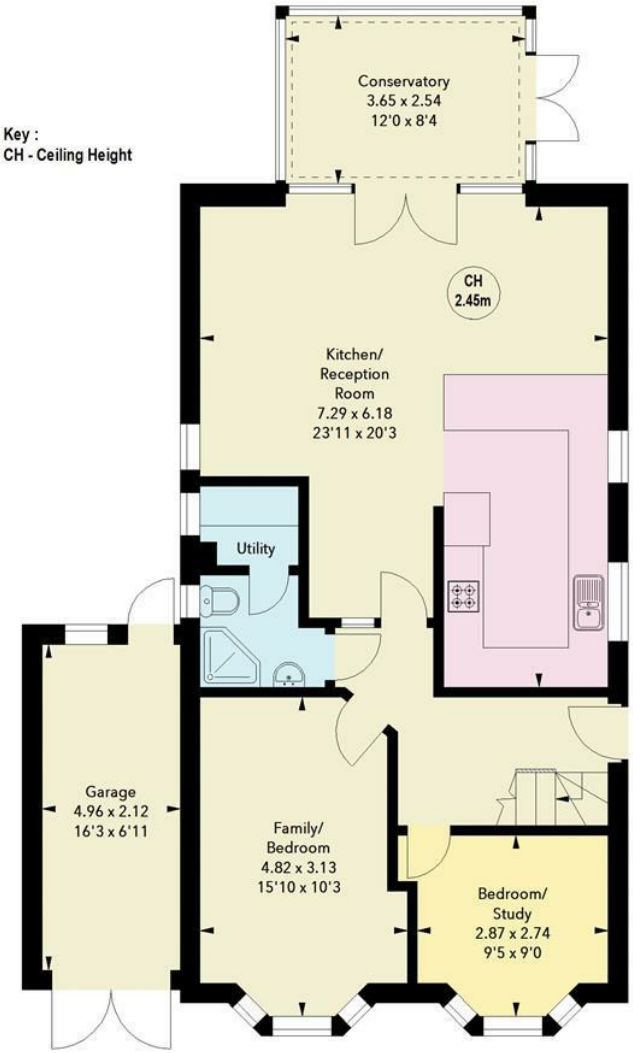
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent shops, schools, leisure facilities and green open spaces, the most impressive of which, the 63-acre Norton Common, is within half a mile.

Saffron Hill, SG6

Approximate Area = 172.98 sq m / 1862 sq ft
(Including Eaves Storage & Garage)
Eaves Storage Area = 12.91 sq m / 139 sq ft
Garage Area = 10.40 sq m / 112 sq ft

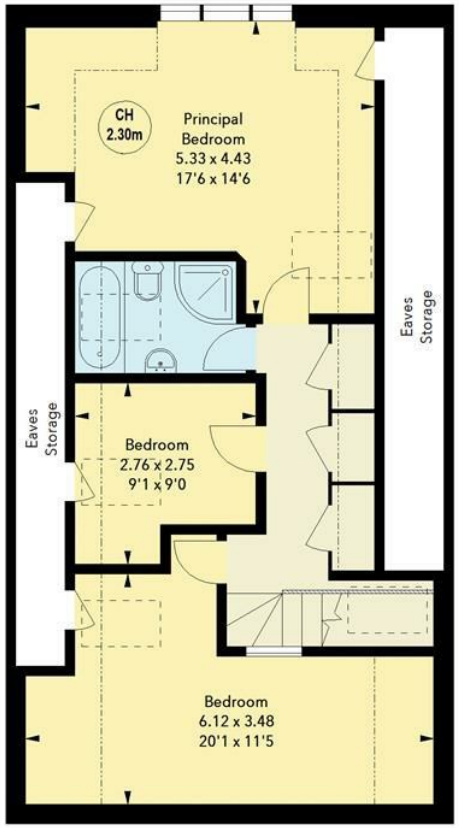
Key :
CH - Ceiling Height

N



Ground Floor

Approx. 97.27 sq m / 1047 sq ft



First Floor

Approx. 75.72 sq m / 815 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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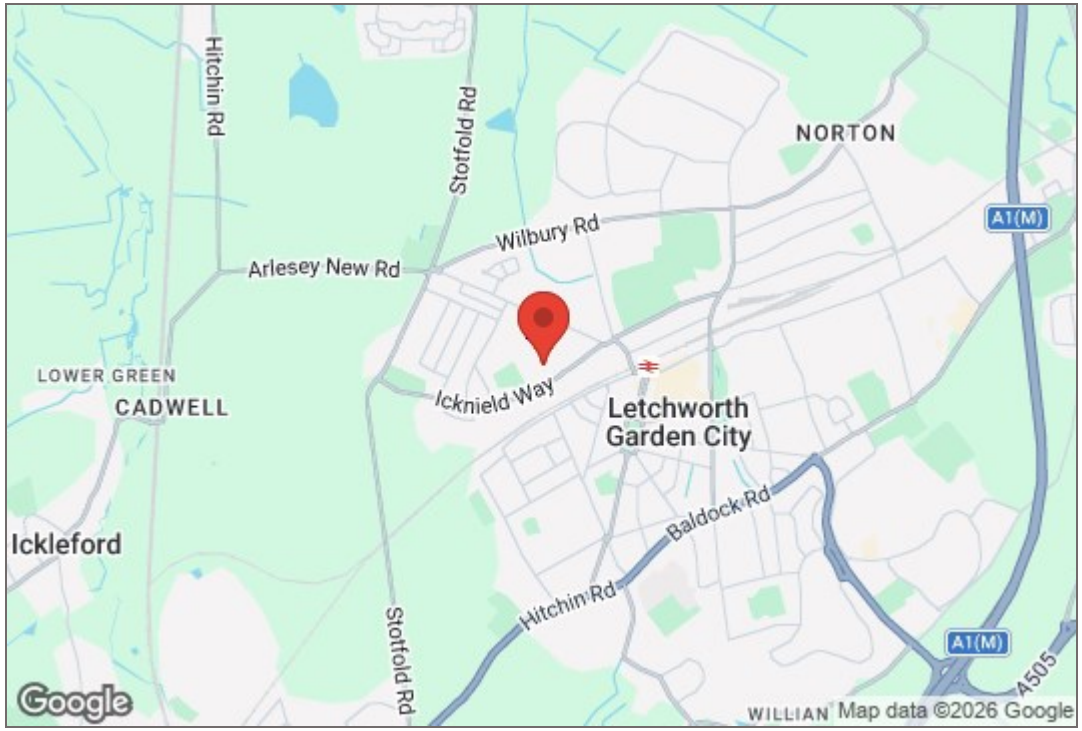
Hitchin Rd
Stotfold Rd
NORTON
Wilbury Rd
A1(M)
Arlesey New Rd
LOWER GREEN
CADWELL
Icknield Way
Letchworth
Garden City
Baldock Rd
Ickleford
Hitchin Rd
Stotfold Rd
A1(M)
A505
Google
WILLIAN
Map data ©2026 Google

Nessies
Haselfoot
Redhoods Way W
Icknield Grn
Bedford Rd
Icknield Way
Icknield Infant &
Nursery School
Busy Bees at Letchworth
Wilbury
Recreation
Ground
Archers Way
Abbotts Rd
Spring Rd
Icknield Way
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

CONSTRUCTION

Brick under a tiled roof

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - E

CONSERVATION AREA

The property is not located with in the conservation area

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350
www.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman
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