



**Maycroft, Letchworth Offers in Excess Of £290,000**

**Affordable Price Point – A rare opportunity to purchase for under £350k in this sought-after area | CHAIN FREE - potential quick move! | Requires MODERNISATION - So much potential to create a home with your taste and design. Opportunity to add value! - hence the marketing price | Potential to Reconfigure – Many similar properties have been converted into three bedrooms | Generous Living Room – Front window and French doors create a light and airy space with garden access | Large Kitchen - Plenty of storage, work surfaces and natural light with views of the rear garden | Great-Sized Plot – West-facing rear garden with space for entertaining, storage and more | Just a stones throw from The Greenway - a 13.5 mile circuit for walkers / runners / cyclists to take in the beautiful North Hertfordshire countryside | Just over a mile (25 mins walk) to Letchworth MAINLINE STATION and town centre | Great road links for those commuting by road - just a couple of mile to A1(M) - North and South. 30 minute drive to London Luton Airport**



**Make It Your Own or Flip It – The Choice Is Yours!** Whether you're a first-time buyer ready to roll up your sleeves and create a home that's truly your own, an investor looking to add value and rent or resell, or a family seeking spacious living with potential to grow, this house has something for everyone.

This generously sized two-bedroom end-of-terrace home offers a fantastic opportunity to update, improve, and modernise. With a layout that lends itself to reconfiguration (many similar properties have been converted to three bedrooms), this could be the perfect blank canvas for your vision. The original windows and kitchen are ready for a refresh, and the bathroom offers scope for a stylish upgrade. With a little TLC, this could become your dream home or a smart investment.

The living room is a great space with plenty of room for a large sofa, armchairs and other furniture. There's an abundance of natural light from the window to the front and French doors to bring the garden into the living space in summer months.

The kitchen is also a great size with lots of natural light coming from the large window looking over the rear garden and easy to clean flooring. You may well want to consider updating the cabinets and décor but with plenty of space for storage and work surfaces, you'll never have to worry about clutter or cramped cooking conditions.

When it's time to relax and re-charge your batteries there are two DOUBLE bedrooms upstairs - both with carpets so no cold feet on winter mornings. While it may not be the latest in modern design, the bathroom offers the option of a soothing bath at the end of a challenging day and a shower over provides the option of a revitalizing morning shower.

Like a lot of 1960's built properties this home has a great sized plot. To the rear there's a great sized garden which, once cleared, will be great for the summer BBQ's or catching the evening sun with a glass of wine. Plenty of space for a shed to store garden tools / furniture.

Within a mile from Norton Common and the beautiful North Hertfordshire countryside, with a short walk to access Letchworth Greenway - ideal for dog owners, walkers, joggers and cyclists alike. A great town, popular with commuters and those looking for a mix of town and country life. From Letchworth mainline station you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) and A10 take you North and South.

Great affordable homes like this get snapped up fast! DO NOT miss out - Give the Leysbrook team a call today and book your viewing before someone else buys!

## | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

## | GROUND FLOOR

Living Room: Approx 18' 5" x 10' 9" MAX (5.61m x 3.28m)

Kitchen: Approx 14' 2" x 13' 8" MAX (4.32m x 4.17m)

## | FIRST FLOOR

Bedroom One: Approx 18' 5" x 10' 8" (5.61m x 3.25m)

Bedroom Two: Approx 12' 6" x 10' 8" (3.81m x 3.25m)

Bathroom: Approx 5' 5" x 4' 7" (1.65m x 1.40m)

Separate Toilet: Approx 4' 5" x 2' 7" (1.35m x 0.79m)

## | OUTSIDE

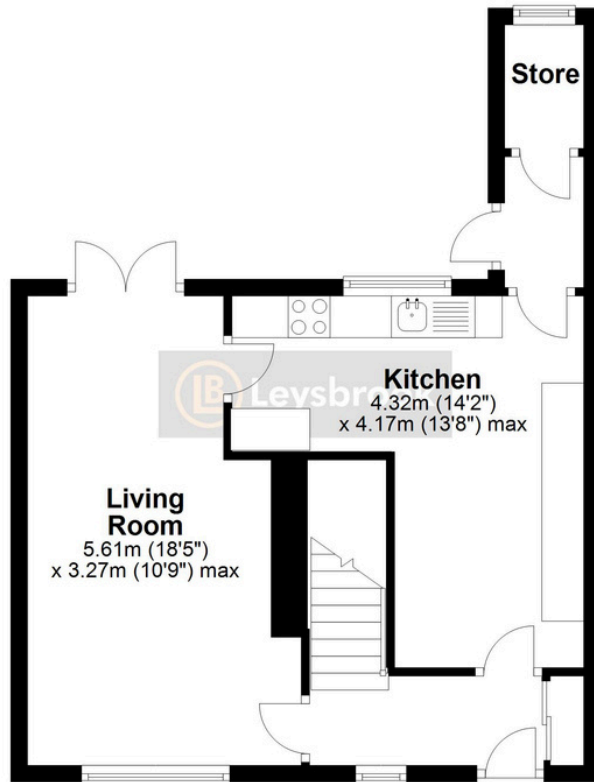
West facing rear garden with gated access to the front





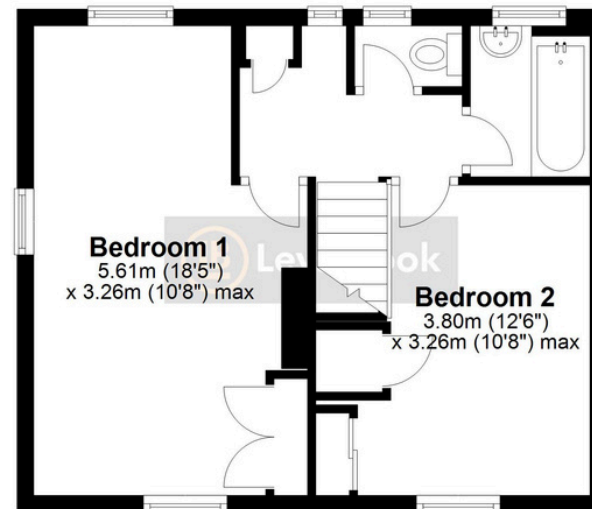
### Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



### First Floor

Approx. 24.7 sq. metres (266.2 sq. feet)



Total area: approx. 64.7 sq. metres (696.7 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property



## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

**Leysbrook Team**  
 01462 419329 | [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC