



Heathermere, Letchworth Guide Price £475,000

Extended living space: Enjoy ample room for family activities and entertaining guests | **Practical kitchen:** A well-appointed kitchen with plenty of storage makes meal prep a breeze | **Bright living room:** Large windows flood the living room with natural light, creating an inviting space for relaxation and family gatherings | **Garden access dining:** The dining area seamlessly connects to the outdoors, ideal for alfresco meals | **Versatile study:** A dedicated study offers a quiet retreat for work or study, ensuring productivity | **Four adaptable bedrooms:** Accommodate a growing family or create a guest room or hobby space | **Efficient morning routines:** With a full bathroom and an extra shower room, mornings are smoother | **Ready-to-enjoy garden:** The garden is a tranquil haven for relaxation, play, and gardening | **Educational opportunities:** Situated within an array of reputable schools | **Commuter-friendly location:** Less than an hour to central London or Brighton, balancing work and leisure travel with ease



Looking for a home that's easy to settle into and built to last? This solid 1960s semi gives you that bit of extra space that makes family life easier — thanks to an extension that adds a fourth bedroom and an extra reception room. And with a brand-new roof recently fitted, one of the biggest (and most expensive) jobs is already sorted. That's less to think about and less to spend down the line.

Plenty of storage in the kitchen means clear worktops and everything having its place — whether it's the air fryer, baking trays, or just the everyday stuff that somehow ends up everywhere. The dining space opens straight out into the garden, so when the sun's shining, lunch can be outside without missing a beat.

The main living room is bright and easy to relax in, with space for a big, comfy sofa and your own personal touches. That extra room downstairs makes a great study, playroom or just a quiet spot to escape to when needed.



When it's time to relax and recharge the batteries, all four bedrooms are upstairs. Whether you need space for the kids, a guest room, or somewhere to work from home, there's flexibility to set things up your way. And with both a family bathroom and a separate shower room, mornings run that bit more smoothly.

Out the back, the garden feels private and manageable — a mix of patio and lawn that works for family time, entertaining, or simply sitting out with a drink after work.

Got a car? You'll appreciate the off-road parking for three vehicles, with a gated path to the front door and plenty of on-street space for visitors too.

The location works well for family life, with good schools nearby and plenty of green space to explore — from the Grange Rec to the Greenway. Heading further afield? The station's just over a mile away, with trains into London in under 45 minutes, or hop on the A1(M) for weekends away.

It's a proper home — comfortable, practical, and ready for whatever your next chapter looks like. **Don't wait too long; homes like this are snapped up quickly. Get in touch to see how this space could be yours.**

| **ADDITIONAL INFORMATION**

Council Tax Band - C

EPC Rating - TBC

| **GROUND FLOOR**

Living Room: Approx 13' 9" x 11' 2" (4.19m x 3.40m)

Kitchen: Approx 13' 9" x 10' 2" (4.19m x 3.10m)

Dining Room: Approx 13' 9" x 8' 8" (4.19m x 2.64m)

Study: Approx 4' 10" x 4' 9" (1.47m x 1.45m)

Downstairs Cloakroom: Approx 7' 6" x 2' 8" (2.29m x 0.81m)

| **FIRST FLOOR**

Bedroom One: Approx 12' 5" x 11' 1" (3.78m x 3.38m)

Bedroom Two: Approx 11' 1" x 9' 2" (3.38m x 2.79m)

Bedroom Three: Approx 13' 8" x 8' 8" (4.17m x 2.64m)

Bedroom Four: Approx 8' 10" x 7' 8" (2.69m x 2.34m)

Bathroom: Approx 7' 6" x 5' 6" (2.29m x 1.68m)

Shower Room: Approx 5' 5" x 5' 2" (1.65m x 1.57m)

| **OUTSIDE**

Driveway providing off road parking for 3 cars

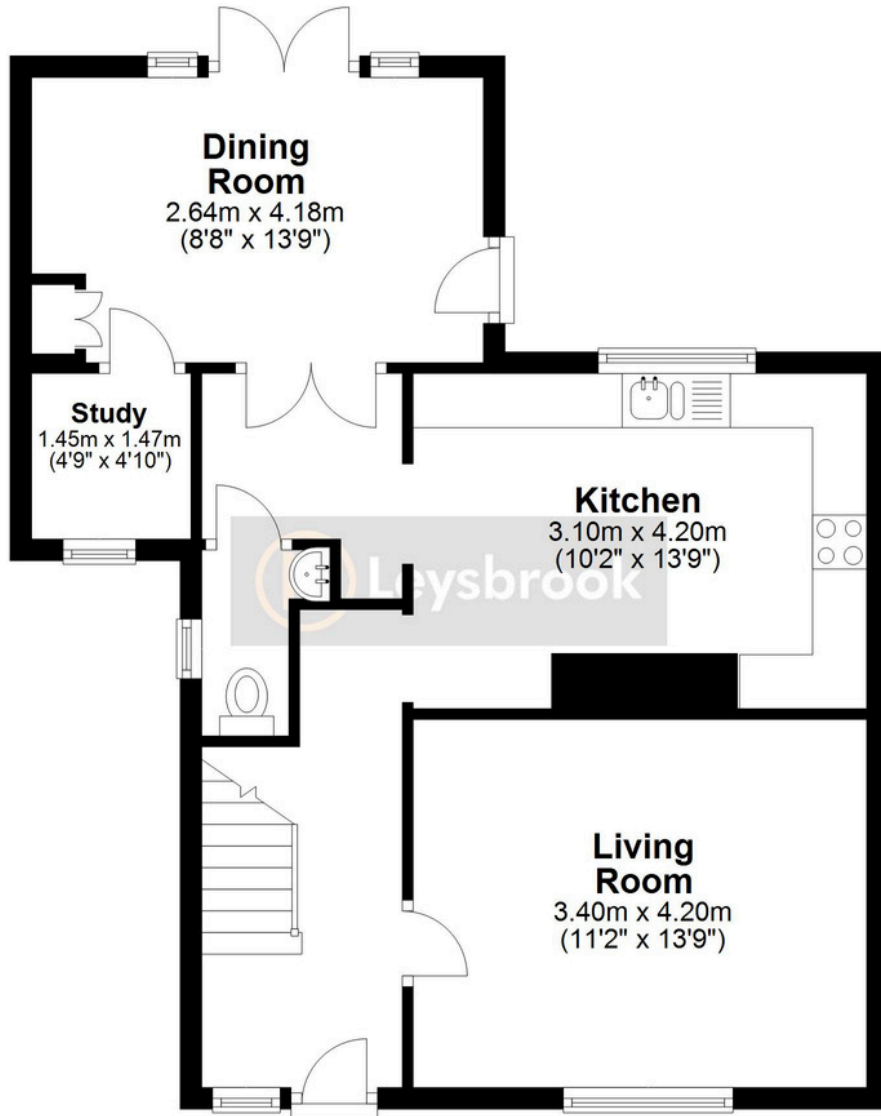
Enclosed rear garden laid to lawn with patio area

Gated access to the front



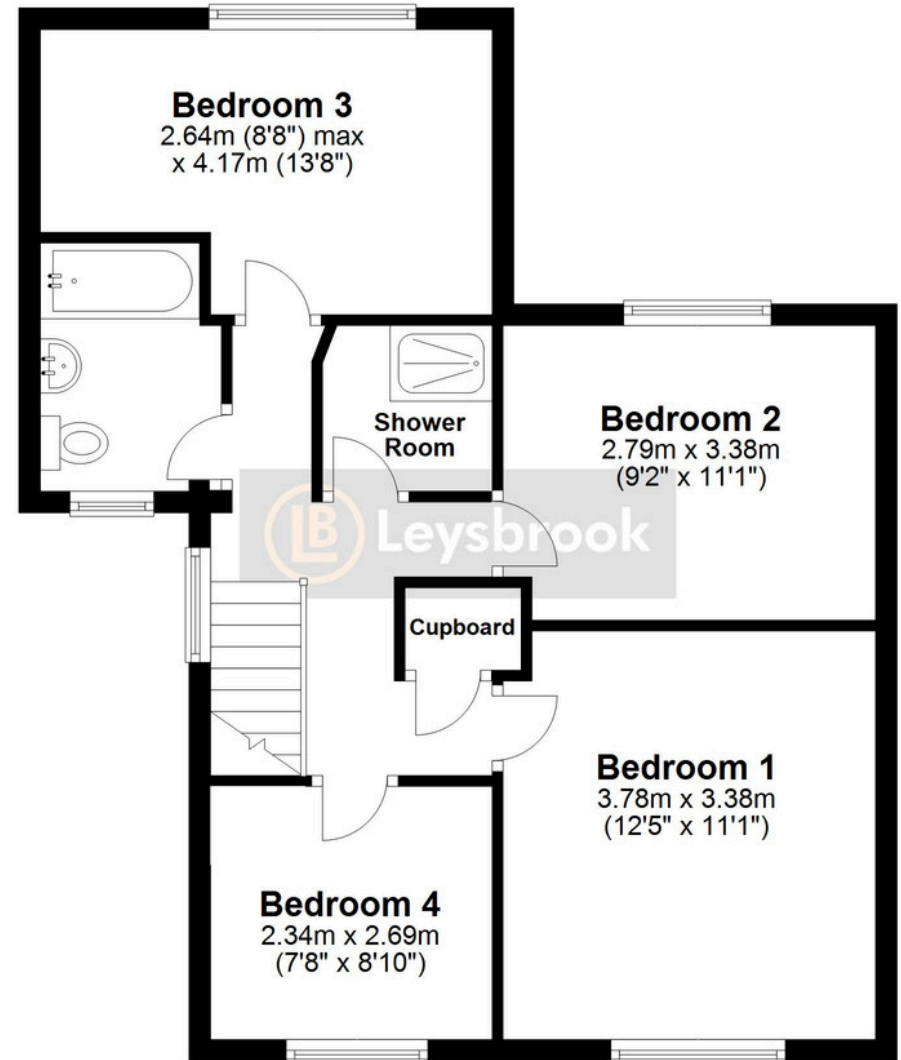
Ground Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 108.9 sq. metres (1171.8 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 and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





Need to book a viewing?

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