



**Campers Avenue, Letchworth Offers in Excess of £425,000**

End-of-terrace Garden City design – character, larger windows and a layout that feels brighter and more spacious than most homes of this style | Hard-floored living and dining spaces – easy to furnish, easy to maintain and ideal for families, pets or anyone who prefers a calmer feel | Open flow between living and dining rooms – bigger gatherings feel natural and everyday routines move easily between the two spaces | Practical kitchen with room to cook properly – plenty of workspace and storage without the usual “boxed-in” feeling older homes can bring | Three well-balanced bedrooms – comfortable sleeping spaces plus a natural home office or nursery without sacrificing the main rooms | Modern bathroom with walk-in shower and full bath – quick mornings, relaxing evenings and ideal for younger children’s bath times | Private, manageable garden – enough space to enjoy without demanding every weekend to maintain it | Driveway and garage – space for the car, bikes, tools or gym kit, giving plenty of storage options | Loved Letchworth location – tree-lined street, friendly community, Norton Common close by and an easy route to town and station



Some homes feel instantly easy to live in, and this early Garden City end-of-terrace has that quality from the moment you walk through the door. Character, modern comfort and everyday practicality all sit naturally together - the kind of balance that makes a house feel like it will fit your life rather than the other way round.

The living room is where that feeling lands first. Soft daylight comes through the broad front window, the proportions work beautifully with real furniture rather than a staged layout, and the hard flooring gives the whole space a cleaner, calmer look - perfect for busy mornings, pets, kids, or simply people who prefer life without high-maintenance carpets.

An open archway leads through to the dining room, which stays connected to the living area while still feeling like its own place to pause. It's easy to imagine the table full of friends on a Saturday night, children doing homework while dinner simmers, or a work-from-home setup that doesn't take over the lounge. The flow between the two rooms makes bigger gatherings feel effortless, and the continuous flooring ties the whole space together.

Carry on towards the back and the kitchen has a reassuringly practical feel - enough worktop space to cook properly, storage that actually works, and room to move around without feeling boxed in. Whether you enjoy cooking or just need a reliable place to make life run smoothly during the week, it delivers. The back door opens straight to the garden, which is brilliant on warm days when you want fresh air drifting through or when you're eating outdoors.

A separate utility room keeps laundry and day-to-day clutter out of sight, and the downstairs toilet is exactly the sort of practical detail that becomes invaluable for families and for guests. Upstairs, the bedrooms offer a calmness that comes from good proportions and natural light.

When it's time to recharge, the main bedroom gives you that sense of escape - space for proper furniture, wall space that makes sense, and a peaceful feel at the end of the day. The second bedroom works perfectly for older children, guests or anyone who wants a room that feels a bit more private. Bedroom three is a great size for a nursery or home office, and the outlook makes long laptop days feel less like you're tucked away.

The bathroom is one of the home's highlights. The walk-in shower brings a bit of luxury to weekday mornings - powerful, spacious and far easier to use than the typical shower-over-bath setup. But the bath is still there for slower evenings, younger children or anyone who values that quiet moment at the end of a long day. It's a room that supports real routines, not just one type of use.

Step outside and the garden feels surprisingly private for a home this close to town. A mix of lawn and patio gives you enough space to enjoy without taking over every weekend, and the hedging creates a natural boundary that helps the space feel settled and green.



The garage is incredibly useful - storage for bikes, sports kit or tools - if you own a car or two the driveway makes coming home later in the day far easier than relying on street parking.

Buyers love this pocket of Letchworth for a reason. Campers Avenue has that early Garden City charm that never goes out of style, along with a genuinely friendly, established feel. Norton Common is close enough for daily walks, the town centre is an easy distance for cafés, shops and evenings out, and the station gives you quick links to London, Cambridge and beyond. It's a location that works for commuting, for family life and for people who value green space and community just as much as convenience.

For anyone looking for a home beneath the £500s, this home sits in a sweet spot - character, flow, modern upgrades and a layout that adapts as life changes. It's the kind of place you walk into and start imagining how easily your routines would settle in.

#### | ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - C

Leasehold - 95 years remaining

Ground Rent - £10.00 P.A.

#### | GROUND FLOOR

Living Room: Approx 13' 9" x 12' 7" (4.20m x 3.83m)

Kitchen: Approx 14' 5" x 7' 10" (4.40m x 2.39m)

Dining Room: Approx 10' 6" x 9' 9" (3.21m x 2.97m)

Utility Room: Approx 5' 4" x 4' 6" (1.63m x 1.38m)

Downstairs Toilet: Approx 3' 9" x 2' 4" (1.14m x 0.71m)

#### | FIRST FLOOR

Bedroom One: Approx 13' 7" x 9' 9" (4.13m x 2.97m)

Bedroom Two: Approx 12' 7" x 10' 7" (3.84m x 3.23m)

Bedroom Three: Approx 11' 3" x 7' 4" (3.42m x 2.24m)

Bathroom: Approx 14' 11" x 4' 9" (4.55m x 1.45m)

#### | OUTSIDE

Garage: Approx 14' 1" x 8' 11" (4.30m x 2.73m)

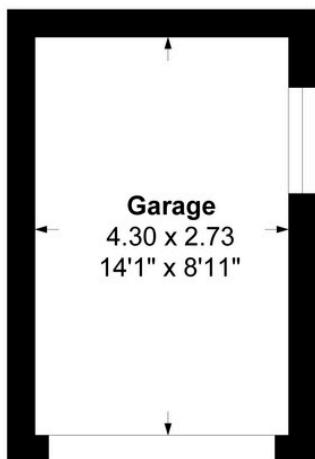
Driveway providing off road parking

Enclosed rear garden with gated access to the front



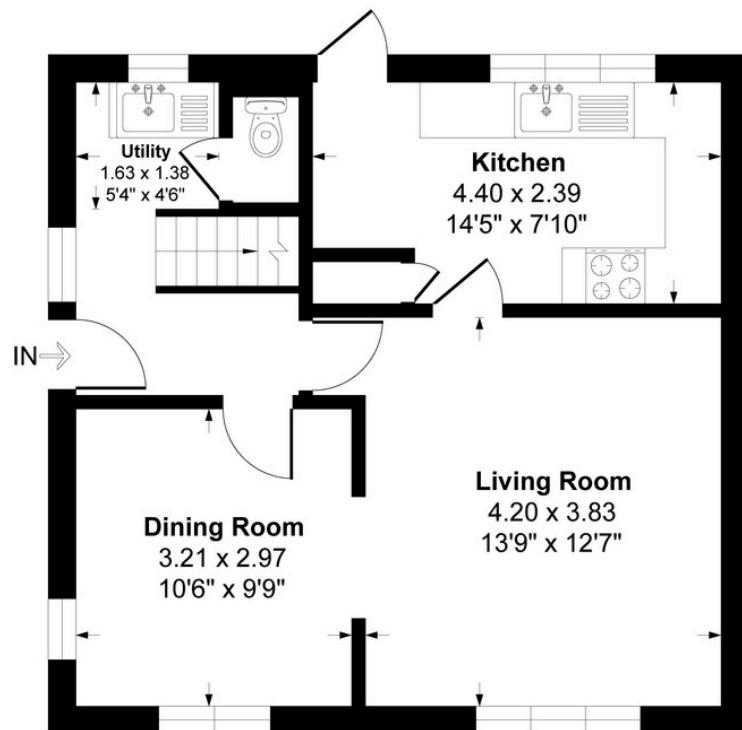
## Garage

Approx. 11.7 sq. metres (126.3 sq. feet)



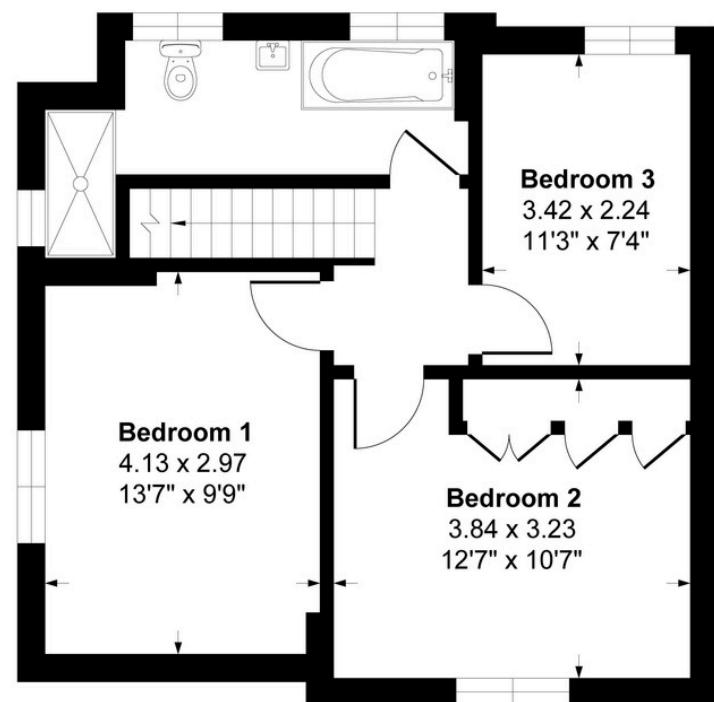
## Ground Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



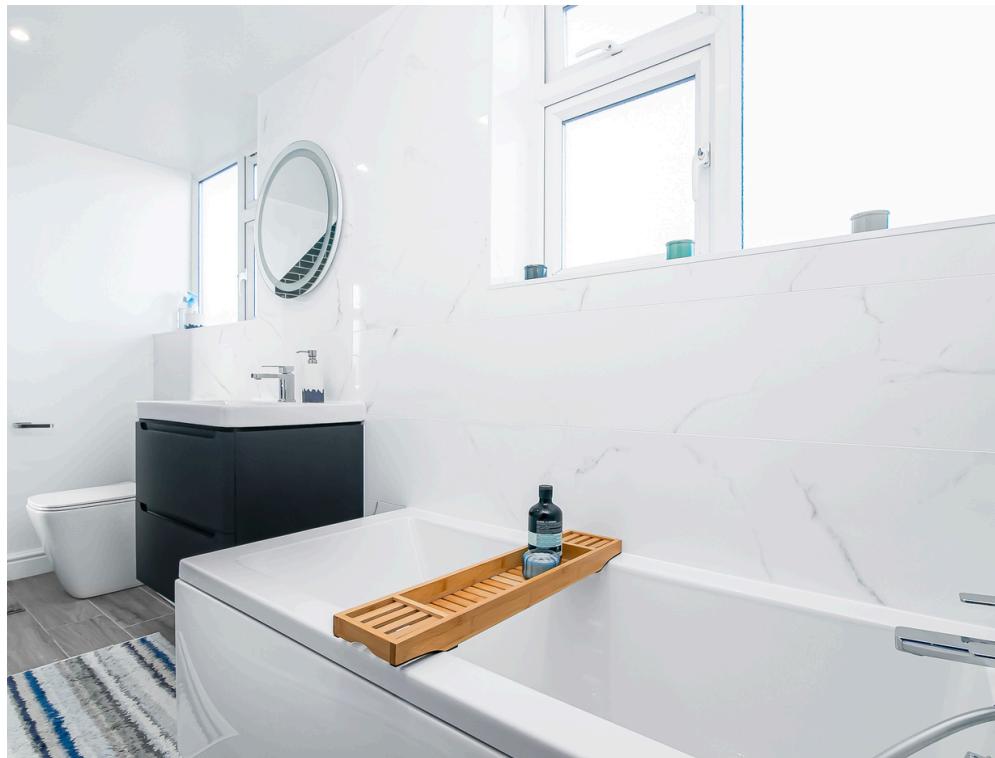
## First Floor

Approx. 46.0 sq. metres (495.9 sq. feet)



Total area: approx. 104.6 sq. metres (1126.4 sq. feet)

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, system and appliances shown have not been tested and no guarantee as to their operability can be given.





## 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		