



Gaunts Way, Letchworth Offers in Excess of £350,000

Updated décor and new flooring – move straight in and feel at home from day one | Full-length living room – log burner for warmth, French doors for light and easy summer flow | Modern kitchen – solid wood tops, clean design and space for proper cooking and family life | Separate dining room – ideal for meals, homework or quiet home-working time | Two doubles plus a flexible third room – suits family life, guests or a home office | Stylish bathroom – bath with rain-head shower over for busy mornings or relaxing soaks | Landscaped garden – patio, lawn and decked sun spot with gate onto the Grange Recreation Ground | Practical layout – small utility, tidy shed and smart storage that keeps life organised | Driveway parking - blocked-paved frontage for two or three cars and low-maintenance kerb appeal | Well connected - you can walk to Letchworth station for London in 35 minutes, with the A1(M) close by and schools, shops and parks all within easy reach



There's a lovely balance to this home - updated, practical, and easy to settle into. The layout gives you proper family space, and the improvements the owners have made since moving in, have really brought it up to date.

When it's time to relax and recharge, the living room is warm and inviting with its log burner and new wood flooring - a space that feels instantly calm the moment you walk in. French doors open out to the garden, so in summer it all connects effortlessly for family life, pets, or weekends with friends.

Cooking feels easy here too. The kitchen combines clean white cabinetry, solid wood worktops and classic tiled splashbacks, with space for everything from a full-size fridge-freezer to laundry appliances. A breakfast bar keeps things sociable, while the adjoining utility area helps keep the practicalities neatly tucked away.

The dining room sits just off the hall - perfect for family meals or a quiet morning coffee before the day begins.

Two generous doubles and a third flexible room upstairs give you options - a nursery, guest space, or home office that's already set up for hybrid working. Each has a fresh, neutral finish, while the refitted bathroom and separate WC both deliver a modern, timeless look that's easy to live with day to day. The bathroom includes a bath with a rain-head style shower over - fantastic for those invigorating morning showers, family bath times or long evening soaks after a busy day.

Out back, the garden feels like an escape from it all. A paved patio leads onto a wide, level lawn with fresh fencing and tidy borders, while the decked area at the far end gives space for a play zone or a second seating spot to catch the last of the sun. The shed is neatly tucked away for storage, keeping everything organised. And through the gate at the bottom, you step straight onto the Grange Recreation Ground - ideal for dog walks, kids' adventures, or evening strolls without ever needing to leave home. It's like having acres of green space as an extension of your own garden.

Got a car or two? Or friends and family who visit often? The block-paved driveway out front provides plenty of parking, framed by low hedging and a simple lawn that keeps the home looking neat and welcoming.

In and around Letchworth

The location works brilliantly for family life - quiet residential streets, larger plots and open green spaces all around, with the town centre and Norton Common close by for woodland walks, sports clubs and play areas. Letchworth station is just over a mile away, with fast trains to London King's Cross in around 35 minutes, and the A1(M) a few minutes' drive for easy travel further afield. Several local schools, including Garden City Academy, St Nicholas, Pixmore, Highfield and Fearnhill, are all within easy reach, making day-to-day life refreshingly simple.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - E

| GROUND FLOOR

Living: Approx 17' 9" x 11' 11" (5.40m x 3.64m)

Kitchen: Approx 16' 11" x 7' 10" (5.15m x 2.40m)

Dining Room: Approx 9' 7" x 7' 3" (2.92m x 2.21m)

Utility Room: Approx 4' 8" x 3' 10" (1.43m x 1.16m)

| FIRST FLOOR

Bedroom One: Approx 12' 1" x 9' 10" (3.68m x 3.00m)

Bedroom Two: Approx 11' 11" x 10' 8" (3.63m x 3.24m)

Bedroom Three: Approx 9' 0" x 7' 10" (2.74m x 2.38m)

Bathroom: Approx 5' 6" x 5' 5" (1.68m x 1.65m)

Separate W.C: Approx 5' 2" x 2' 6" (1.57m x 0.76m)

| OUTSIDE

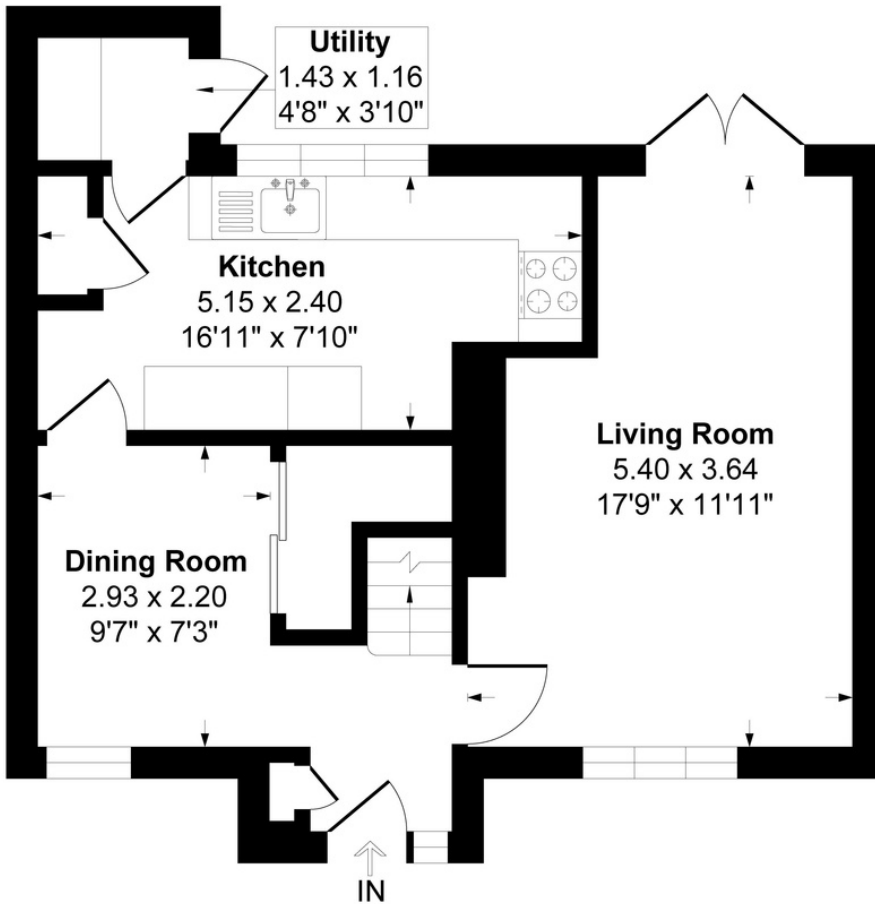
Enclosed rear garden

Driveway to the front providing off road parking for two / three cars



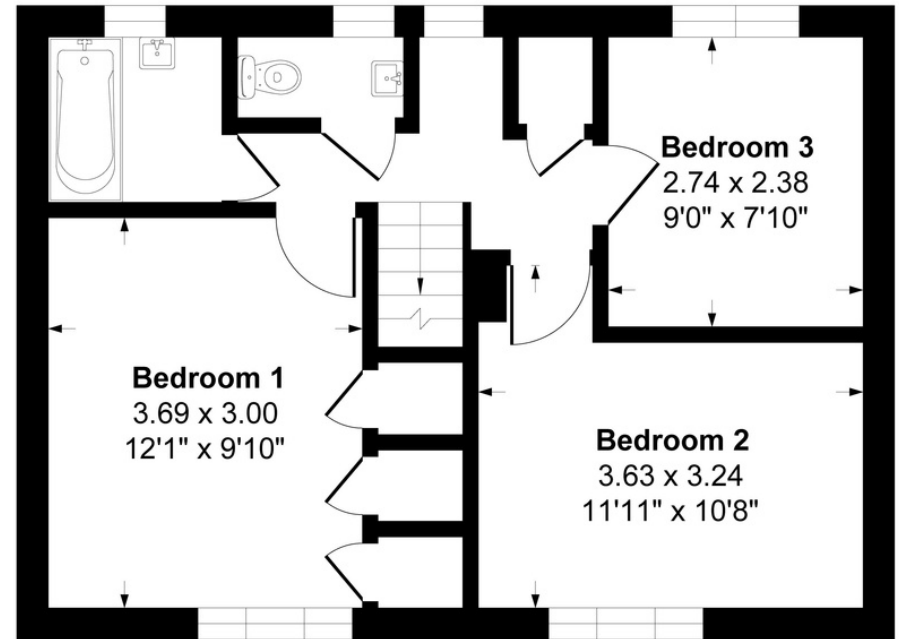
Ground Floor

Approx. 44.8 sq. metres (483.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 86.5 sq. metres (931.3 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

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