



**The Meads, Letchworth Offers in Excess of £550,000**

**Single-storey living – Perfect for all stages of life with no stairs to navigate | Spacious and flexible layout – Open-plan dining and living areas ideal for family time or entertaining | Modern kitchen – Bright and well-equipped with storage, work surfaces, and natural light | Two double bedrooms – Comfortable spaces with neutral decor and cosy carpets | Bright conservatory – A relaxing spot with views of the private garden | Utility room with toilet – Convenient space for laundry and everyday family needs | Off-road parking – Driveway at the front for a couple of cars | Garage with ample storage – Space for bikes, tools, and garden equipment | Prime location – Close to schools, parks, Greenway walks, and Letchworth station for easy commuting | Large Garden – A private outdoor space with a patio and lawn, perfect for barbecues, playtime, or unwinding in the evening sun**



Do Not Miss The Opportunity To Secure One Of The Most Popular Types Of Properties That Thousands Of People Buy Each Year. Fewer and fewer bungalows are being built, so demand is high, and very few become available, in a quiet road like this, in the centre of Letchworth.

This two bedroom home is neutrally decorated throughout has no stairs, so it can be a forever home in the truest sense of the phrase, as it will be as suitable for you in later life, as it is now. It offers great size accommodation for a couple or a young family with pre-school or school age children or for someone downsizing from a bigger property.

A good size entrance hall offers a handy space to store coats, hats, and shoes, keeping the main living areas clutter-free. It also serves as a welcome buffer from the elements, adding warmth and separation from the rest of the home.

The living room is a nice space and you can create a cozy atmosphere by adding soft furnishings and décor that reflects your personal style. Open plan to a dining room which has room for a large table and chairs - ideal for entertaining and family meals. The kind of space where stories are shared, and memories are made.

Designed with both function and style in mind, a modern fitted kitchen provides all the essential amenities for a comfortable culinary experience. Although compact, it is well-equipped with ample storage, generous work surfaces, and natural light streaming in from the side window.

To the rear of this home there is a 9'6" x 7'10" conservatory. A bright and airy space that's perfect whether you're with friends or family or relaxing with a book overlooking the mature garden.

The utility room provides plumbing for a washing machine, space for a tumble dryer, and a convenient toilet—practical additions that make everyday family life easier.

When it's time to relax and recharge your batteries, two bedrooms provide flexibility to suit your lifestyle. Both are double bedrooms and have neutral carpet - no cold feet on a winters morning. One is a peaceful retreat for restful nights, while the other could work as a guest room, home office, or nursery.

You'll love the modern bathroom, complete with a shower cubicle—perfect for an energising start to the day or unwinding after a long one. If you own a car or two, you'll appreciate the off-road parking provided by the driveway to the front of the property.

Another standout feature of this home is the great size garden. An artificial lawn ensures a vibrant, green appearance year-round, with no need for constant upkeep. A paved area at the far end provides a spot for seating or enjoying the fresh air, while the surrounding hedge creates a sense of privacy. At the back of the garden, a characterful outbuilding adds extra versatility, offering plenty of potential for storage, hobbies, or a home workspace.

But that's not all! A garage provides additional storage space for your bikes / tools, BBQ, garden furniture and equipment - maybe your Christmas tree too.

And with great local schools and green spaces like the Greenway and Norton Common just a stone's throw away, there's plenty to keep you and your family occupied all year round. Letchworth mainline station is just half a mile away and 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) serves the town well and takes you North and South.

This SUPER VALUE home will appeal to many - So why wait? Give the friendly team at Leysbrook a call today and book your viewing - this home won't be on the market for long!

### | ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - D

### | GROUND FLOOR

Living Room: Approx 13' 1" x 9' 0" (4.00m x 2.74m)

Dining Room: Approx 16' 4" x 9' 1" (4.97m x 2.78m)

Kitchen: Approx 9' 2" x 8' 5" (2.80m x 2.56m)

Conservatory: Approx 9' 6" x 7' 10" (2.90m x 2.40m)

Utility / cloakroom: Approx 8' 4" x 3' 11" (2.55m x 1.19m)

Bedroom One: Approx 14' 1" x 11' 11" (4.30m x 3.64m)

Bedroom Two: Approx 14' 1" x 11' 10" (4.30m x 3.60m)

Shower Room: Approx 8' 4" x 4' 6" (2.55m x 1.36m)

### | OUTSIDE

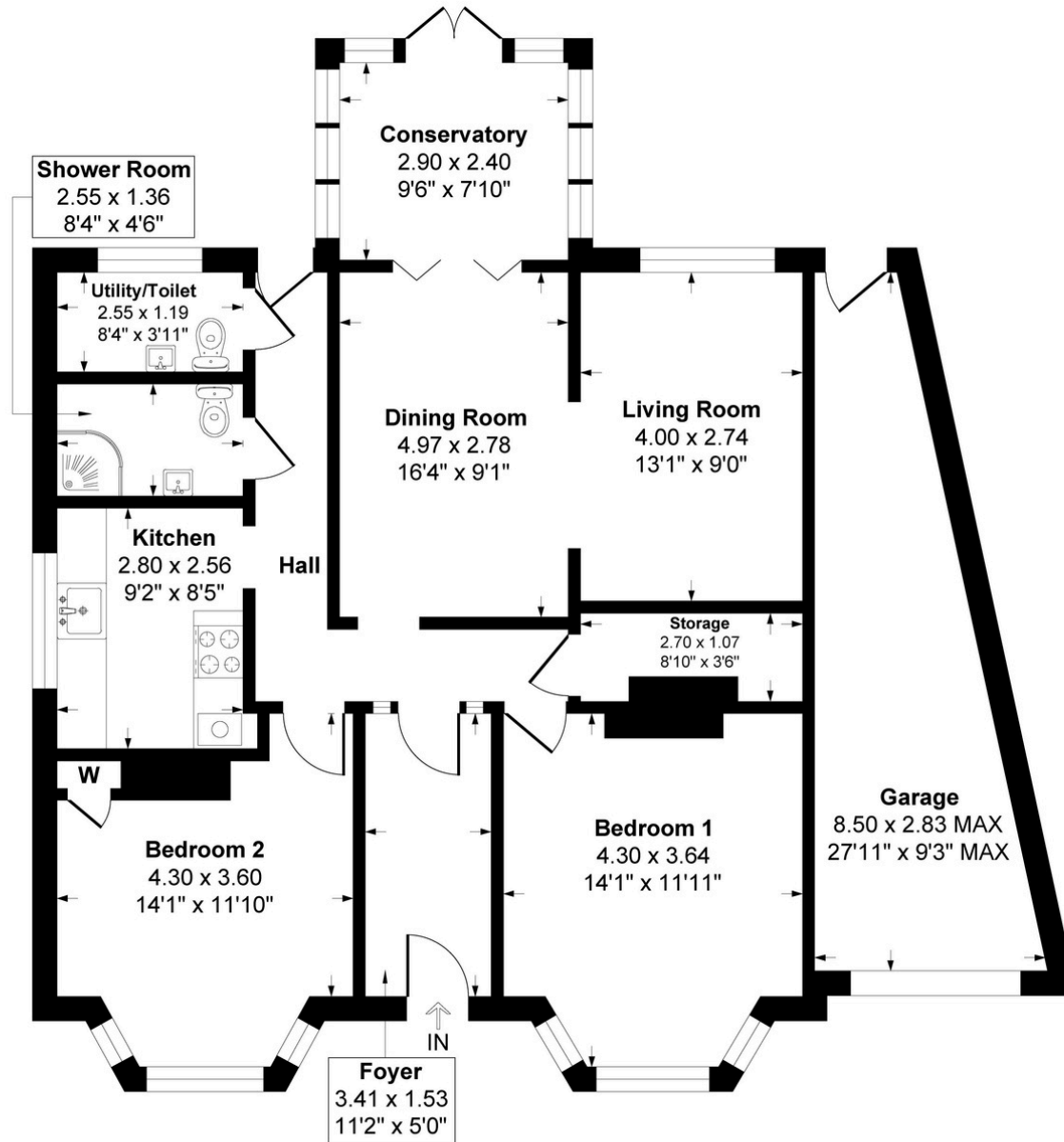
Garage: Approx 27' 11" x 9' 3" (8.50m x 2.83m)

Large rear garden with gated access to the front



## Ground Floor

Approx. 109.4 sq. metres (1177.6 sq. feet)



Total area: approx. 109.4 sq. metres (1177.6 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, 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(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		