



Quinn Way, Letchworth Guide price £500,000 to £550,000

Spacious and Functional Layout – Plenty of room for family life and entertaining, with a modern kitchen, bright living spaces, and a seamless connection to the garden | **Downstairs toilet** - ideal for busy young families and no need for guests to go upstairs to the bathroom | **Chef's Dream Kitchen** – A well-equipped space with a five-ring gas hob, double oven, and ample worktops, ideal for those who love to cook and host gatherings | **Bright and Inviting Living Room** – Sliding doors lead to the garden, flooding the space with natural light and creating indoor-outdoor living | **Comfortable Bedrooms for Everyone** – Four neutrally carpeted bedrooms provide cosy retreats for family members, with the main bedroom featuring an en-suite shower room | **Modern Bathroom** – Start the day with a quick shower or end it with a relaxing soak in the bathroom, designed for practicality and comfort | **Family-Friendly Garden** – A secure outdoor space perfect for barbecues, children's play, or quiet evenings, with a patio, lawn, and shed for storage | **Off-Road Parking and Garage** – Ample driveway parking plus a garage for extra storage or keeping your car safe and out of the elements | **Excellent School Options** – Close to a variety of primary and secondary schools, making school runs simple and convenient | **Prime Location for Commuters and Leisure** – Just over a mile from the station with fast links to London, while local green spaces and clubs offer plenty of ways to relax and enjoy your downtime!



An Attractive, Spacious, Four Bedroom Detached Home With Ample Parking And A Garage. All just over a mile walk to the town centre and station and ready to move your furniture in. We don't expect this property to be on the market for long, so don't miss the opportunity to buy.

A modern kitchen is a standout space, combining clean, modern lines with plenty of practical features. It's equipped with a five-ring gas hob, double oven, and ample workspace, making it a pleasure to prepare meals - great for aspiring chefs who love to cook up a storm.

With a cleverly positioned utility area keeping laundry neatly out of sight, it's a space that balances style with everyday functionality. The hard flooring not only looks good but is perfect for busy families with kids and pets as it is easy to clean and maintain.

The kitchen leads straight into the dining room that is great for everyday meals or entertaining family and friends - with plenty of space for a table and chairs and the added bonus of garden views, making it the perfect spot for dinner parties and gatherings.

The living room is a bright and inviting space, with sliding doors that open onto the garden, allowing natural light to fill the room. There's plenty of space to arrange a large sofa and additional furniture, making it a comfortable area to relax or entertain. The connection to the garden adds a sense of openness, while the clean, modern finish ensures it's ready for you to add your own personal touch.



A downstairs cloakroom, hugely beneficial for family life, complete the ground floor living space and means your guests do not have to go upstairs to use the bathroom.

Come the end of a day, when it's time to unwind and recharge your batteries, the 4 bedrooms are made for cosying up. The main bedroom has an en-suite shower room. There is neutral carpet in all four - no cold feet getting out of bed on a winters morning.

You'll also love the modern bathroom with a shower over the bath - perfect for a quick shower in the morning or a relaxing soak in the evening.

If you own a car or two, you'll appreciate the off-road parking provided by the driveway to the front of an integrated garage - loads of extra storage or a place to keep a car.

The garden offers plenty of space to enjoy outdoor life, whether it's relaxing in the sun, hosting a barbecue, or letting kids and pets burn off some energy. A patio area near the house is perfect for a picnic bench or outdoor dining setup, while at the far end, a shed provides handy storage for bikes, tools, or gardening essentials, and the fencing ensures a sense of privacy without feeling closed in. It's a great spot for both quiet moments and lively gatherings.

For young families, there's a great selection of good Primary and Secondary Schools nearby. Green spaces like the Baldock Road recreation ground and the Greenway provide great outdoor areas for dog walking, running and cycling. With just a short walk you'll find a Leisure Centre and community football and rugby clubs too.

With the mainline station just a mile away 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 Letchworth well and take you North and South.

Give the Leysbrook team a call today and book your viewing before someone else buys!



| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 14' 7" x 12' 0" (4.45m x 3.66m)

Kitchen: Approx 16' 3" x 8' 7" (4.95m x 2.62m)

Dining Room: Approx 12' 0" x 8' 8" (3.66m x 2.65m)

Downstairs Cloakroom: 5'10 x 2'11 (1.77m x 0.89m)

| FIRST FLOOR

Bedroom One: Approx 11' 11" x 11' 7" (3.64m x 3.52m)

En-Suite: Approx 6' 5" x 6' 1" (1.96m x 1.85m)

Bedroom Two: Approx 10' 5" x 8' 9" (3.17m x 2.66m)

Bedroom Three: Approx 10' 5" x 8' 6" (3.18m x 2.58m)

Bedroom Four: Approx 11' 9" x 7' 9" (3.58m x 2.35m)

Bathroom: Approx 6' 11" x 6' 2" (2.11m x 1.88m)

| OUTSIDE

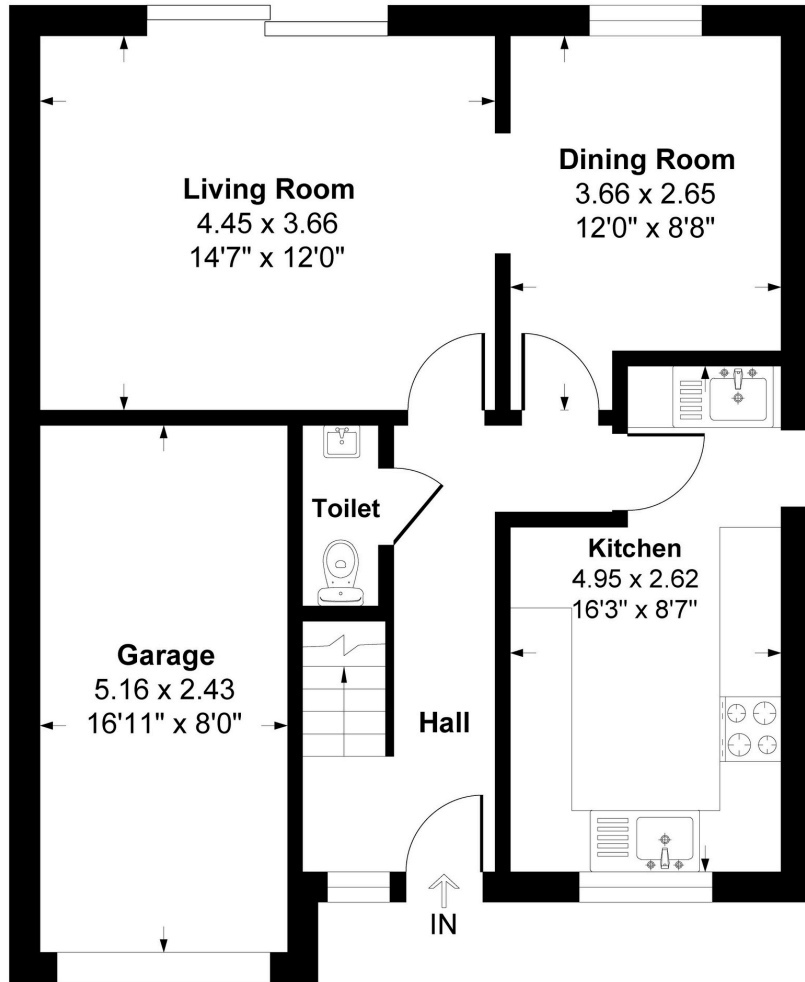
Garage: Approx 16' 11" x 8' 0" (5.16m x 2.43m)

Rear garden with gated access to the front



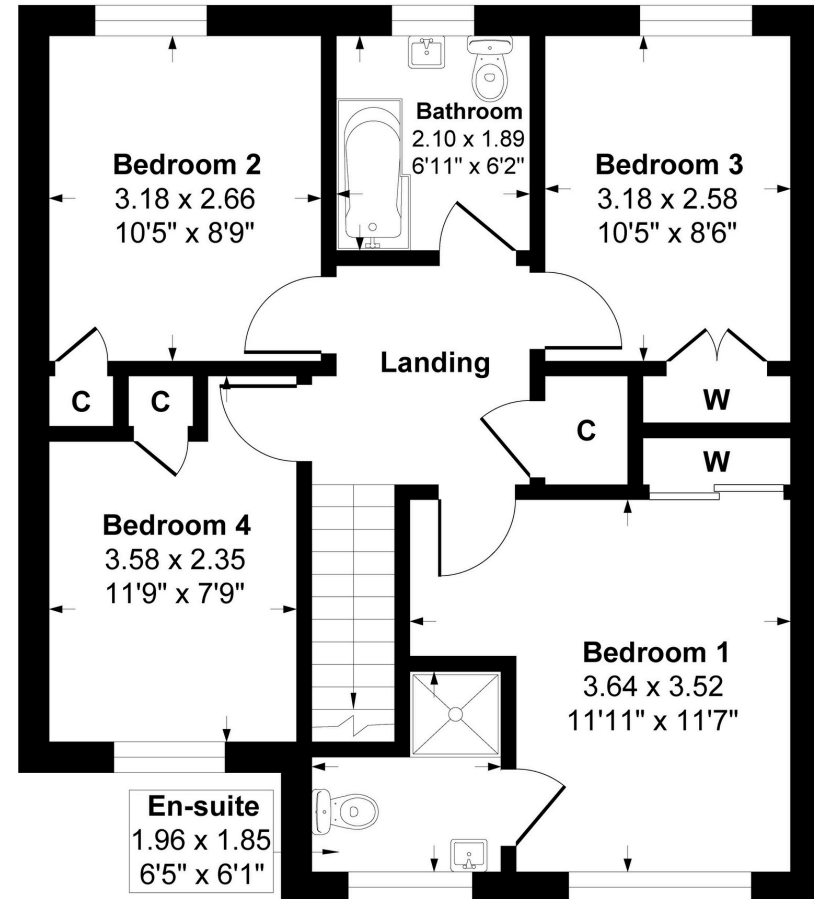
Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 117.2 sq. metres (1262.1 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

Leysbrook Team

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(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