



Bedford Road, Letchworth Offers in Excess of £400,000

Bright and Spacious Living Room A generous space bathed in natural light, with wooden flooring for easy maintenance—perfect for families with children or pets | **Modern Kitchen with Dining Space** Stylishly designed with cream cabinets, metro tiling, and plenty of storage, this kitchen is ideal for meal preparation and family dining | **Practical Downstairs Cloakroom** A handy downstairs toilet saves trips upstairs, making everyday life and hosting guests more convenient | **Three Versatile Bedrooms** Two double bedrooms with built-in wardrobes and a third that's ideal as a nursery, child's room, or dedicated home office | **Contemporary Family Bathroom** A sleek bathroom with a shower over the bath offers flexibility for quick mornings or indulgent evening soaks | **Large Garden with Multiple Spaces** A mature, enclosed garden featuring a lawn, patio, decking area, and a brick outbuilding, ideal for entertaining, relaxing, or storing garden essentials | **Private Off-Street Parking** A good-sized driveway ensures convenient parking and easy access for homeowners and visitors alike | **Tree-Lined Location** in Letchworth Enjoy a peaceful setting within a short 15-minute walk of the town centre and local cafés, blending convenience with a touch of tranquillity | **Great for Outdoor Enthusiasts** Close to The Greenway and scenic North Hertfordshire landscapes, perfect for leisurely walks, cycling, and outdoor family adventure | **Ideal for Commuters** Enjoy easy transport links to London, Brighton, and Gatwick Airport, making this home perfect for balancing work, family, and leisure



An Ideal Home For A First Time Buyer, Young Couple With Pre-School Children Or Those Looking To Start A Family. Maybe you are looking for a fresh start or someone downsizing from a larger property - this home is ready for you to just move your furniture in.

On a tree-lined street in Letchworth, just a leisurely 15-minute stroll from the town centre and your favourite café, this great home offers the perfect balance of traditional charm and a modern interior. It caters superbly to those for style and convenience and has plenty of storage for the practicalities of every day living.

This is a home that sees a lot of natural light that accentuates the modern neutral décor found throughout. The living room, is spacious and there's plenty of room for your sofa, armchair and other furniture. You can simply personalise with your preferred soft furnishings and touches. The wooden flooring not only looks great but also ensures easy maintenance—ideal for those with pets or little ones.

At the back of the home, you'll find a sleek, modern fitted kitchen. Cream cabinets with contrasting countertops and modern metro style tiling, offer extensive storage and ample room for your culinary exploits - no cramped working conditions here.

There is also space for a good size table and chairs, complete with a door that leads out to the mature garden —perfect for both lively social gatherings and weekday dinners. Downstairs, you'll also find a toilet - hugely beneficial for day to day life and there's no need for guests / visitors to go upstairs to the bathroom.

Come the end of a day, when it's time to unwind and recharge your batteries, there are three well-proportioned bedrooms. The master and second bedroom have built-in wardrobes and ample space, ensuring a clutter-free environment. The third bedroom, more than just a simple spare room, provides generous space suitable for growing children or a dedicated home office, enhancing its appeal for remote workers.

You'll also love the modern fitted bathroom with a shower over the bath perfect for quick invigorating showers in the mornings and a relaxing soak in the evenings,-catering to all aspects of family life.

But that's not all. To the rear this home is complemented by a great size garden bordered by hedgerows and fences and a brick built outbuilding - ideal for storing garden equipment. The lawn and large patio and a separate decking area offer a perfect setting for summer barbecues or a enjoying a glass of wine on a relaxing evening.

If you own a car, you'll appreciate the good sized driveway offering off-street parking.

This home's location is not just about proximity to the town centre; it also provides easy access to The Greenway and the stunning vistas of North Hertfordshire, making it ideal for those who love the outdoors. Commuting is a breeze, with excellent transport links to London, Brighton, and Gatwick Airport.

Seize the opportunity to make this delightful Letchworth home your own. **Act quickly—properties like this don't stay on the market for long!**

| **ADDITIONAL INFORMATION**

Council Tax Band - C

EPC Rating - D

Lease Length - 104 years remaining

Ground Rent - £10.00 P.A.

| **GROUND FLOOR**

Living Room: Approx 14' 4" x 12' 2" (4.37m x 3.71m)

Kitchen / Diner: Approx 20' 7" x 9' 8" (6.27m x 2.95m)

Downstairs Cloakroom: Approx 4' 5" x 2' 9" (1.35m x 0.84m)

| **FIRST FLOOR**

Bedroom One: Approx 12' 3" x 12' 2" (3.73m x 3.71m)

Bedroom Two: Approx 11' 4" x 9' 8" (3.45m x 2.95m)

Bedroom Three: Approx 9' 0" x 8' 1" (2.74m x 2.46m)

Bathroom: Approx 8' 9" x 5' 4" (2.67m x 1.63m)

| **OUTSIDE**

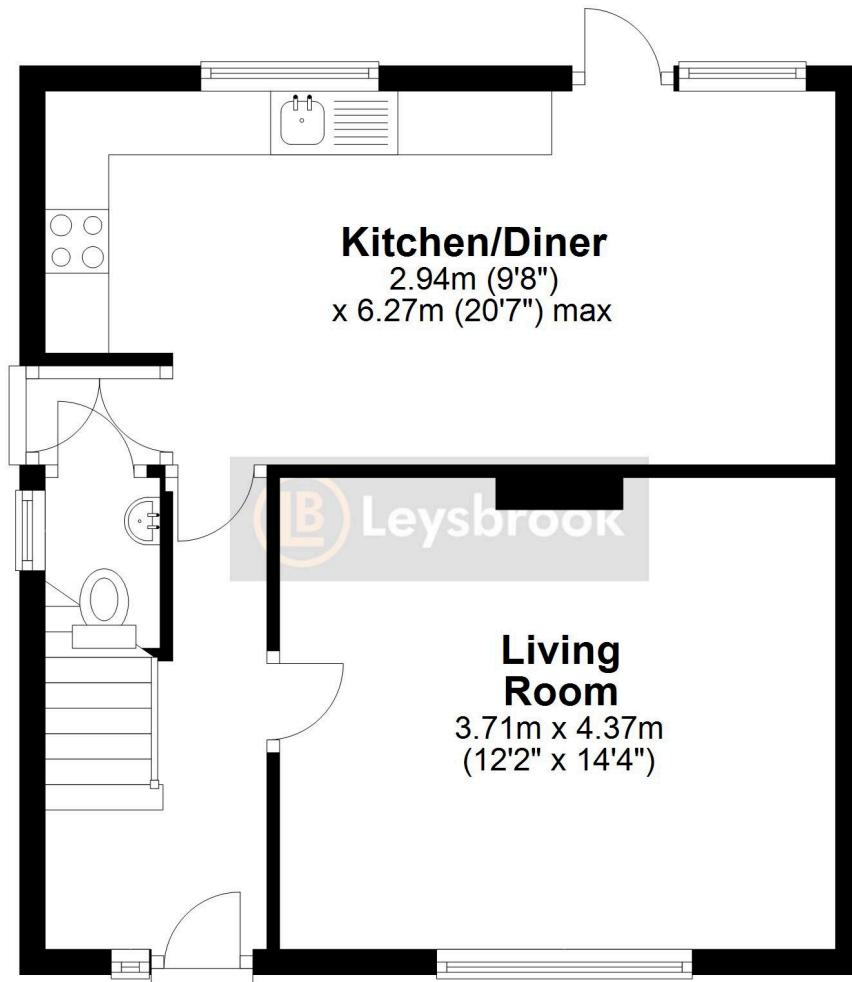
Outbuilding - great for storage.

Enclosed rear garden with gated access to the front



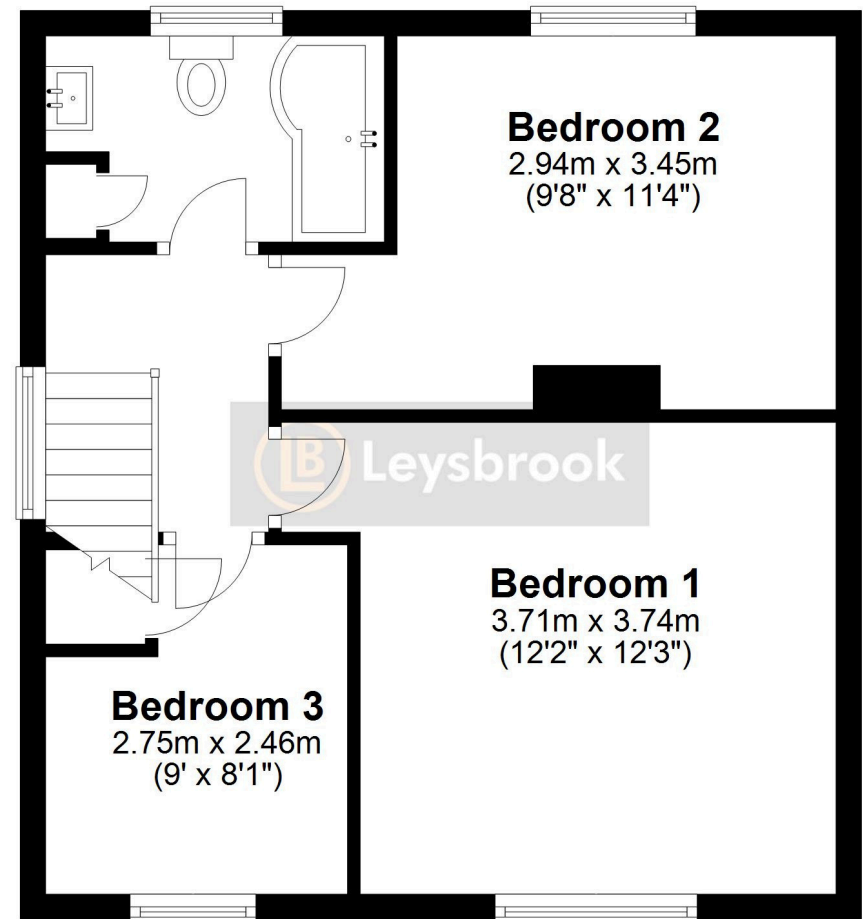
Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 83.4 sq. metres (897.5 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?

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	68	
(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		