



Mullway, Letchworth Offers in Excess of £300,000

No onward chain - quicker, smoother purchase for buyers who want to move without waiting for multiple parties | End-terrace wider plot - extra space to the side creates a comfortable gap and helps meet parking and garden needs nearby homes often miss | Driveway parking - pull up outside your own door and unload shopping or a kit bag with ease | 1930s proportions - rooms built for real furniture layouts, not forcing life to fit | Living room-kitchen link - front-to-back reception that connects straight into everyday routines | Kitchen with its own door - good countertops and storage, step straight to the garden | Conservatory across the back - bright bonus space for work, play, or a coffee chair | Time to relax - two strong doubles plus a third room upstairs for guests or study | Excellent connections - trains to London in under 40 minutes, A1(M)/A505 and Luton & Stansted within reach | For landlords - ownership can switch straight to income without a gap



If you're looking for a house that gives you proper room sizes, a usable garden, and off-road parking, Mullway is exactly the kind of 1930s home that delivers the practical stuff people still value - without pretending it's something it isn't from the outside.

For first-time buyers taking that leap, families ready for more space than a flat ever allowed, investors wanting certainty, or anyone starting a new chapter with a clean sheet, this one is easy to understand and easier to imagine.

The driveway at the front is a genuine win on this road. It changes day-to-day life: arriving home with shopping, not circling for a space, having somewhere obvious for visitors, and a bit more breathing room than you typically get with homes of this era.

Inside, the layout is straightforward and it works. The living room sits at the front of the house and it's a generous space (over 16ft wide) with hard flooring that suits real life - easy to live with, easy to keep on top of, and ideal if you've got pets, hobbies, or just don't want to worry about every spill. It's the kind of room where you can create a proper sofa set-up and still have space left for shelving, a reading corner, or a desk if you work from home occasionally.

From the living room you flow straight through into the kitchen - it runs the full width of the house, so it doesn't feel pinched. There's proper worktop space, storage that can cope with weekly food shops, and enough room to include a table for day-to-day meals rather than balancing plates on your knees. And because the kitchen sits at the back of the house, it connects naturally to the garden and the conservatory - so when the kettle's on or dinner's cooking, you're not shut away from the rest of the home.

The conservatory is a real bonus here. It's not trying to replace the living room - it's extra space that gives you options. Morning coffee with the garden in view, a calmer spot for reading, a play space, somewhere for plants, or somewhere to sit while you keep an eye on pets or children outside. With doors opening straight out, it also makes summer evenings feel easy: in and out, no fuss.

When it's time to relax and recharge your batteries, the main bedroom at the rear gives you a comfortable, grown-up space that doesn't rely on clever camera angles. Bedroom two is another good-sized room, and the third works brilliantly as a nursery, a study, or a proper hobby room - especially for buyers who want flexibility rather than "dead space".

You'll love the updated bathroom with a shower over the bath - which helps when mornings are busy and also caters for family bathtimes or long evening soaks after a hard day's graft.

Out back, the garden has the feel of a plot you can actually use. There's room for seating near the house, space for kids or dogs to run around, and enough width to make it feel private and separate from neighbouring gardens. There's also an outbuilding for the unglamorous-but-essential stuff - bikes, tools, football kit, seasonal storage - keeping the house itself less cluttered.

And then there's Letchworth itself. For anyone relocating, it's a town that's easy to settle into: a proper centre with independent cafés and everyday essentials, the Broadway Cinema for a simple evening out, and green spaces threaded all around the Garden City so walking and cycling feels natural rather than forced. The station links you into London for commuting, and the A1(M) is close enough to keep wider travel straightforward.

For investors, the appeal is practical and financial rather than decorative. Larger 1930s proportions help keep the price-per-square-foot sensible, while the driveway and garden make the home visible to tenants who want space without paying modern-build premiums. That combination often leads to longer stays and fewer void periods, and the straightforward construction keeps ongoing maintenance easier to plan and budget.

For anyone re-starting, this is the sort of house that puts control back in your hands. The layout is simple to understand, the conservatory adds flexible breathing room, and you've got a driveway and garden from day one — so life can be organised quickly without feeling you're paying for someone else's upgrade.

The seller is planning to move without buying, so the sale is chain-free - which, in real terms, means less waiting around for someone else's plans to line up, a smoother legal process, and a much better chance of a predictable timescale from offer to completion.



| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 16' 8" x 16' 0" (5.09m x 4.88m)

Kitchen / Diner: Approx 16' 8" x 7' 10" (5.08m x 2.40m)

Conservatory: Approx 11' 8" x 11' 1" (3.56m x 3.39m)



| FIRST FLOOR

Bedroom One: Approx 12' 3" x 10' 11" (3.74m x 3.32m)

Bedroom Two: Approx 10' 3" x 8' 2" (3.13m x 2.48m)

Bedroom Three: Approx 8' 2" x 7' 4" (2.50m x 2.23m)

Bathroom: Approx 8' 5" x 5' 10" (2.57m x 1.78m)



| OUTSIDE

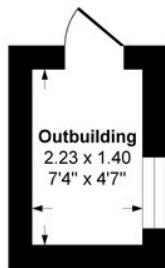
Outbuilding: Approx 7' 4" x 4' 7" (2.23m x 1.40m)

Driveway to the front providing off road parking

Large rear garden

Outbuilding

Approx. 3.1 sq. metres (33.6 sq. feet)

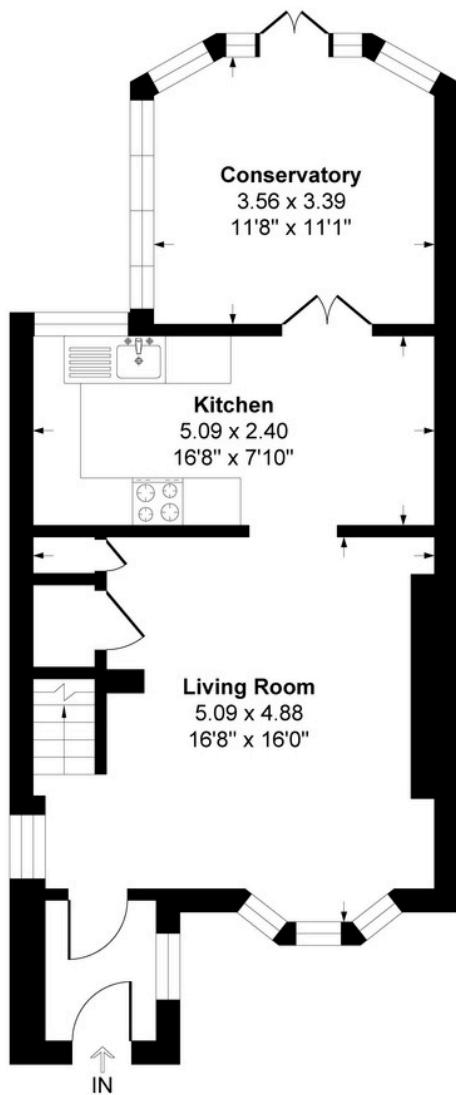


Outbuilding

2.23 x 1.40
7'4" x 4'7"

Ground Floor

Approx. 51.4 sq. metres (554.6 sq. feet)



Conservatory

3.56 x 3.39
11'8" x 11'1"

Kitchen

5.09 x 2.40
16'8" x 7'10"

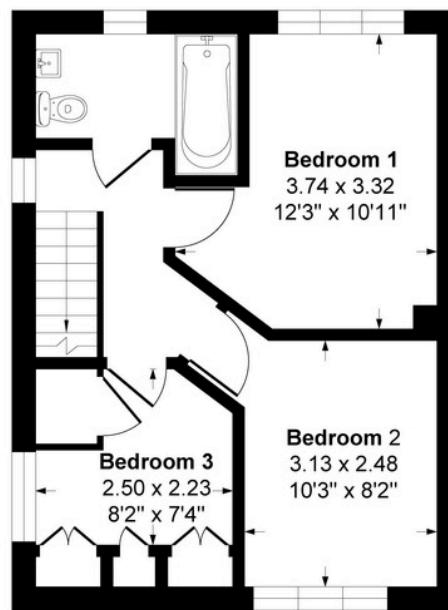
Living Room

5.09 x 4.88
16'8" x 16'0"

IN

First Floor

Approx. 35.6 sq. metres (384.0 sq. feet)



Bedroom 1

3.74 x 3.32
12'3" x 10'11"

Bedroom 2

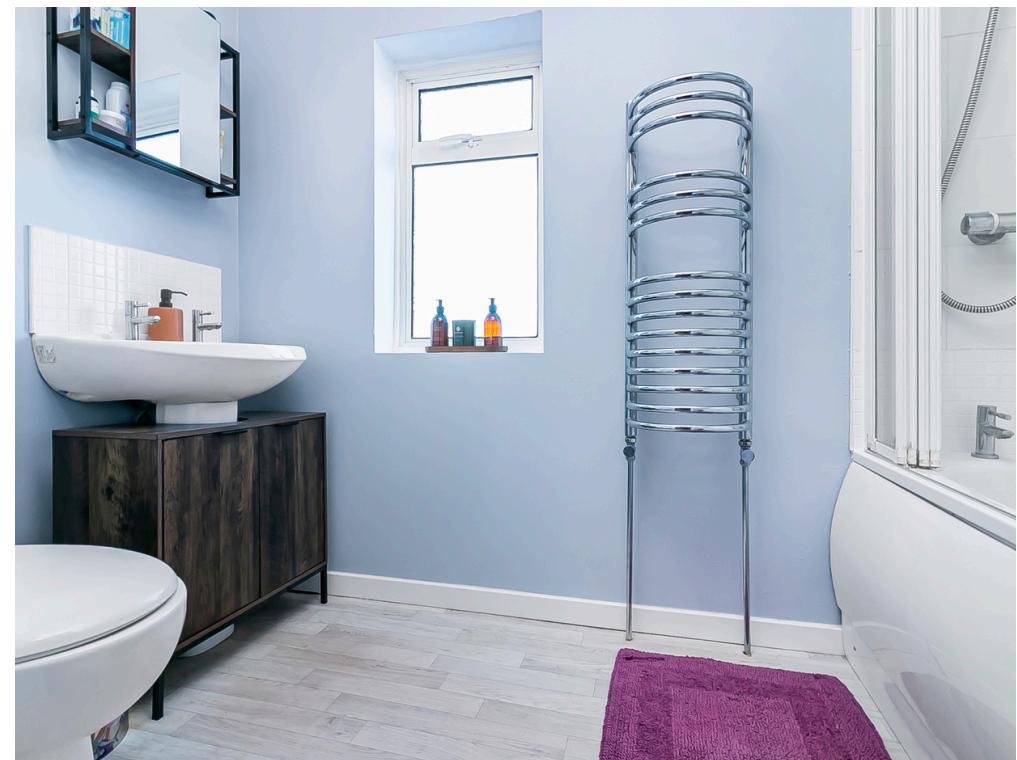
3.13 x 2.48
10'3" x 8'2"

Bedroom 3

2.50 x 2.23
8'2" x 7'4"

Total area: approx. 90.2 sq. metres (971.3 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	