



**Ashfield Drive, Letchworth Offers in Excess of £475,000**



Three floors of living space – more room than most first homes, with flexibility for how you live today and tomorrow | Modern fitted kitchen - sleek units, integrated appliances and plenty of workspace, designed for everyday cooking or weekend entertaining | Open-plan lounge/diner – a space that adapts easily, whether it's Sunday lunch, kids' playtime or film nights with friends | French doors to the garden – light by day, an easy flow outside when the weather's warm | Top-floor main suite – a floor of your own with high ceilings, dressing space, wardrobes and an en-suite shower | Two further doubles plus a versatile single – ideal for guests, a nursery or a dedicated home office | Family bathroom with both shower and bath – quick mornings, children's bedtime routines, or a long soak to slow the pace | South-facing garden with patio and lawn – simple to look after, with space for outdoor meals and play | Driveway and garage with power – secure storage, hobby space or keeping the car under cover, plus on-road parking when needed | Well-connected setting – community feel with schools, parks and the Greenway nearby, and quick links into Baldock, Hitchin, Letchworth station and the A1(M)



**Room For Work, Guests And Weekends All In One.** Everyday life runs smoother when the house works with you. At Ashfield Drive, the layout flows across three floors, giving everyone a place of their own while keeping the heart of the home open, light and sociable.

The ground floor is all about ease and connection. A hallway with storage and a downstairs WC keeps things practical, while the kitchen at the front is fresh and modern, with sleek white units, integrated appliances and plenty of worktop space. It's the kind of kitchen that works for quick breakfasts before work, relaxed weekend cooking or hosting friends, without ever feeling cramped.

At the back, the main living and dining space runs the width of the house. French doors open to the garden, and the layout lets you zone it to suit your life: a big table for Sunday lunches, a sofa corner for film nights, a play space for younger children. Daylight keeps it bright, and in the evening it naturally becomes the place where everyone comes together.

When the day's done and it's time to relax and recharge your batteries, the bedrooms give everyone their own space. The first floor has two doubles that work just as well for guests as they do for children, and a third that's perfect for a nursery or quiet study.

The bathroom fits around daily routines – a shower when mornings are busy, and a bath for kids' bedtime or when you want to slow the pace with a soak.





At the top of the house, the main suite is on another level – literally. Stretching the length of the home, with dressing space, built-in wardrobes and its own en-suite shower room, it feels like a private floor just for you. The high ceiling and Velux windows add to the sense of scale, making it feel even bigger.

The garden is designed to be enjoyed, not endured – a patio for summer meals, a lawn for children to play, and manageable depth that doesn't eat into your weekends.

Parking? No problem. The driveway runs alongside the house and can take more than one car depending on how you park, with further on-road parking available for visitors.

The garage is longer than average and comes with power and lighting – ideal for storage, hobbies or keeping the car under cover. Ashfield Drive is part of a modern neighbourhood on the south side of Letchworth, designed with community in mind. Schools, play areas and green open spaces are close by, and the Letchworth Greenway offers a traffic-free loop for walking and cycling. You're within easy reach of Baldock and Hitchin as well as the town centre, with fast trains to London in around 40 minutes and the A1(M) just minutes away.

For couples or young families, this is a home that balances comfort with practicality – bedrooms for guests, children or home working, modern spaces that are easy to look after, and a location that connects you with town, countryside and the city.





## | ADDITIONAL INFORMATION

Council Tax Band- D

EPC Rating - B

Leasehold - 990 years remaining

Service Charge - £16.00 P.M

## | GROUND FLOOR

Living/Dining Room: Approx 18' 7" x 15' 1" (5.67m x 4.61m)

Kitchen: Approx 15' 0" x 8' 1" (4.58m x 2.46m)

Downstairs Cloakroom: Approx 5' 8" x 2' 9" (1.73m x 0.84m)

## | FIRST FLOOR

Bedroom Two: Approx 14' 6" x 8' 4" (4.41m x 2.55m)

Bedroom Three: Approx 12' 2" x 8' 5" (3.72m x 2.56m)

Bedroom Four: Approx 9' 1" x 6' 6" (2.78m x 1.97m)

Bathroom: Approx 6' 11" x 6' 5" (2.11m x 1.96m)

## | SECOND FLOOR

Bedroom One: Approx 22' 2" x 11' 5" (6.75m x 3.48m)

En-suite: Approx 8' 4" x 6' 3" (2.54m x 1.91m)

## | OUTSIDE

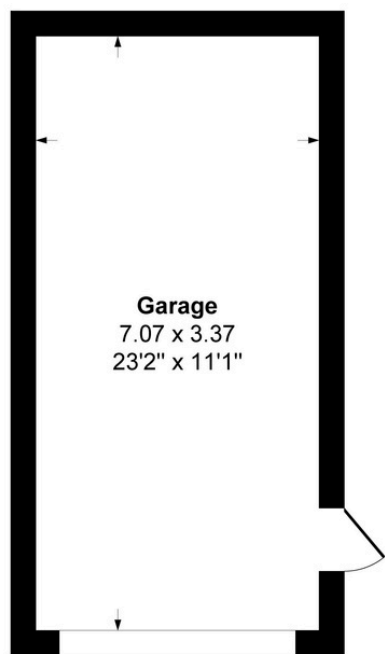
Garage: Approx 23' 2" x 11' 1" (7.07m x 3.37m)

Driveway providing off road parking



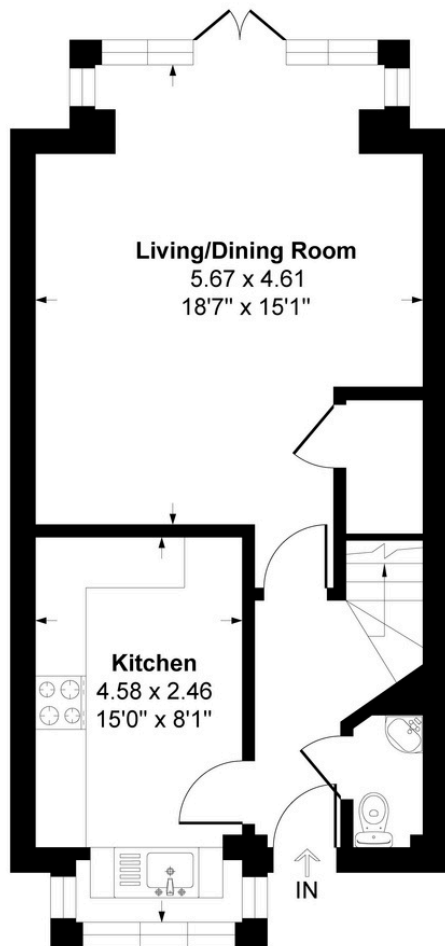
## Garage

Approx. 23.8 sq. metres (256.4 sq. feet)



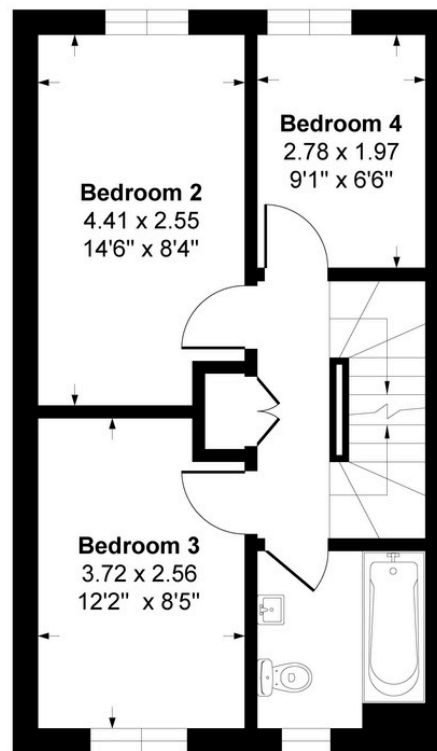
## Ground Floor

Approx. 44.1 sq. metres (464.4 sq. feet)



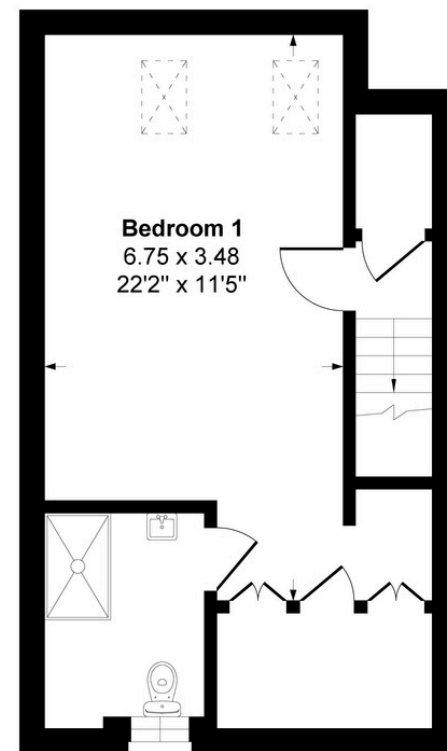
## First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



## Loft

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 141.8 sq. metres (1526.9 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](mailto:info@leysbrook.co.uk)

## Leysbrook Team

01462 419329 | [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

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Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		