



Astral Close, Lower Stondon Guide Price £260,000 to £270,000

Affordable modern village living: A contemporary 2-bedroom home with a guide price range of £260k to £270k | Perfect move-in ready property: Ideal for those seeking immediate occupancy without the need for renovations | Investment opportunity: Ready for immediate rental with an expected income of £15,000 P.A. | Bright and functional kitchen/diner: Features grey units, wooden worktops, and bespoke banquette seating for a perfect balance of style and utility | Stylish living space: Spacious living room with modern, neutral décor and durable, easy-to-clean hard flooring | Modern bathroom suite with shower over the bath - great for quick shower in the morning and long soak at night | Cozy bedrooms: A sizable double bedroom and a versatile single room, both with comfortable neutral carpets | Recently fitted boiler and uPVC double glazing - should mean lower heating bills | Landscaped outdoor haven: A low-maintenance garden with a South/East facing patio for leisure and entertainment, plus convenient off-road parking | Do you commute? Within 15 mins drive of Arlesey & Hitchin mainline stations. Good road links to the A507 and A1(M). 26 mins drive to London (Luton) airport



Discover an extraordinary opportunity to own a chic, modern 2-bedroom home in a charming village setting, all within a guide price range of £260,000 to £270,000 and conveniently located within easy reach of London. Are you searching for a move-in ready haven or perhaps a savvy investment? Look no further!

Introducing a home that epitomises turn-key living, where stylish comfort meets effortless elegance. Step into the welcoming ambiance of the spacious living room, adorned with neutral, contemporary décor and resilient hard flooring—ideal for those who cherish a low-maintenance lifestyle. This room effortlessly accommodates plush sofas and your favourite décor, allowing you to imprint your personal style easily.

The inviting porch at the front enhances the home's charm and functionality, providing a cozy nook for your outerwear while preserving the warmth and tranquillity of your living space year-round.

Culinary enthusiasts will delight in the modern kitchen/diner, which features sleek grey cabinetry, warm wooden countertops, and bespoke banquette seating—perfect for both daily meals and festive gatherings. Bright natural light floods in through the windows and door opening to the rear, enriching every moment spent in this heart of the home.

Upstairs, relaxation awaits in two tastefully appointed bedrooms. The plush carpeting ensures a cozy start to chilly mornings. The sizable main bedroom offers ample wardrobe space, while the second bedroom, ideal for families or home office use, keeps your living areas clutter-free for entertaining.

Indulge in the contemporary bathroom, complete with a shower-over-bath setup, where you can unwind in a soothing soak or enjoy a refreshing morning shower.



Step outside to a beautifully landscaped garden with a pristine lawn and a southeast-facing patio area—your new favourite spot for summer barbecues or evening relaxation with a glass of wine. With convenient rear access and a dedicated off-road parking space, plus additional on-road parking for guests, this home checks every box.

This property is perfectly suited for a wide range of buyers, from young professionals and couples to downsizers and investors seeking a desirable return (expected £15,000 P.A. income). Given its attractive price point and high demand, we anticipate significant interest.

Don't miss out on this captivating home. **Contact the Leysbrook team TODAY to schedule your viewing and secure your future in this idyllic setting before it's too late!**

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 11' 8" x 11' 7" (3.56m x 3.53m)

Kitchen: Approx 11' 6" x 11' 2" (3.51m x 3.40m)

| FIRST FLOOR

Bedroom One: Approx 12' 4" x 11' 7" (3.76m x 3.53m)

Bedroom Two: Approx 7' 4" x 6' 8" (2.24m x 2.03m)

Bathroom: Approx: 10' 9" x 4' 7" (3.28m x 1.40m)

| OUTSIDE

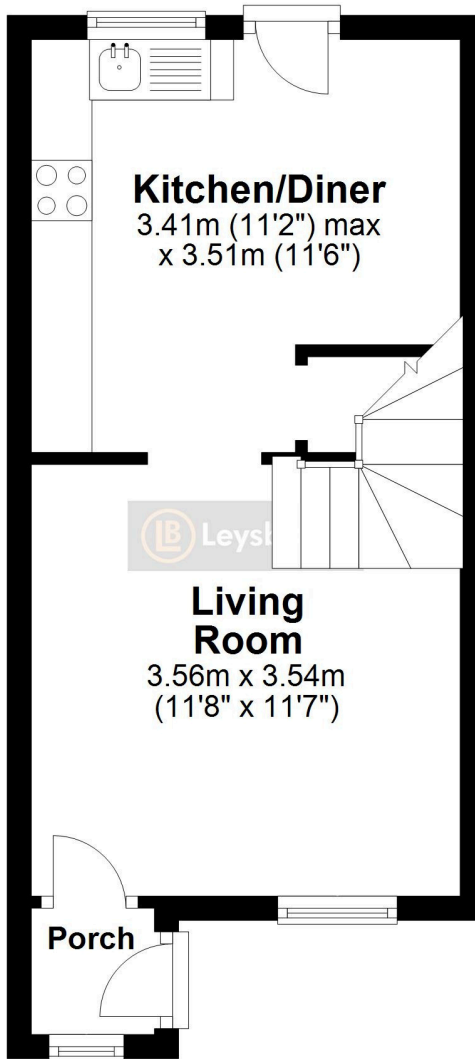
Enclosed South / East facing garden with gated access to the rear

One allocated parking space



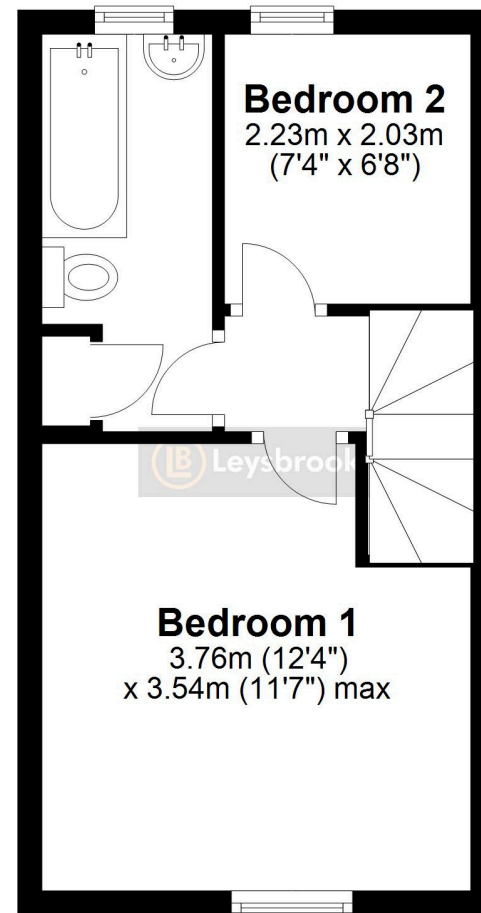
Ground Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.3 sq. feet)



Total area: approx. 53.0 sq. metres (570.0 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		88
(69-80)	C	69	
(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 