



Woodhurst, Letchworth Guide Price £375,000 to £400,000

Driveway for two cars plus a powered garage/workshop - no daily parking stress | Through-lounge with room for both sofa set-up and dining table | Kitchen built for real cooking, with granite surfaces, island seating, and premium appliances | Bake Off-style oven with slide-and-hide door - practical and a fun talking point | Bedrooms that flex with you: fitted wardrobes in the main, space for office or guests in the third | Bathroom and WC kept separate - a small detail that makes busy mornings easier | Landscaped garden with raised beds and fruit trees, with a south-facing patio that feels private and green — big enough to enjoy without becoming a chore. | Outdoor sockets and lighting for BBQs, heaters, or just easier everyday jobs | Walkable to local shops, Norton Common, and the Greenway for daily essentials and fresh air | Great connections: trains reach St Pancras in just over 30 minutes at peak times, quick A1(M) access by car, and three international airports within an hour - plus a direct train link to Gatwick in around 90 minutes |



GUIDE PRICE £375k to £400K. This home brings together updated interiors, useful outdoor space, and a layout that works for real life. It's part of an established neighbourhood on the north side of Letchworth - close to shops, schools, open green spaces, and well-connected for commuters. Whether you're starting out, growing as a family, or simply want somewhere flexible with a garage workshop, it covers the bases without compromise.

The living room sets the tone straight away. It runs the depth of the house, giving you room for both a proper lounge set-up and a dining table that looks out onto the garden. It's bright without being stark, and it feels like somewhere you'll actually want to spend time - from Sunday lunches with family to quiet evenings when the day's done.

Cooking's a pleasure here too. The kitchen was rebuilt from scratch eight years ago, taken back to brick and finished with granite work surfaces and wrap-around cabinetry for maximum storage and prep space. Appliances are all integrated, including matching Neff units - with the same oven you'll have seen on The Great British Bake Off, complete with its slide-and-hide door. Who doesn't want one of those? Alongside that are a microwave-grill and warming drawer, plus the usual essentials: tall fridge-freezer, extra under-counter freezer, dishwasher, and washer-dryer. The island adds a social touch - somewhere for a quick breakfast, coffee with friends, or for the kids to perch while dinner's cooking.

When it's time to relax and recharge your batteries, the main bedroom comes with deep fitted wardrobes that are staying behind, designed to fit the space and easy to adapt inside. The second bedroom is another good-sized double, currently set up as a guest-room and home-office combo, but could also be used as your main bedroom if you prefer. The third is a comfortable single or an ideal office, giving you flexibility for how you live now and in the future.

The bathroom and WC remain separate, which makes busy mornings easier, and a heated towel-rail plus a patch of underfloor heating provide a little added comfort.

Got a car or two? The driveway fits them both with ease, leading to a garage with power that doubles as a workshop or storage. The back garden was landscaped five years ago with raised beds, patio, and planting that's now fully matured into a lush, green backdrop. There are fruit trees too - apple and greengage - plus four outdoor sockets and lighting.



The south-facing patio catches the best of the sun, and the size feels balanced: big enough to enjoy without becoming a chore.

Life here is practical in all the right ways. A short walk takes you to a parade of local shops for everyday essentials or a Friday night takeaway, and there's no shortage of green space. Norton Common is nearby for fresh air and wildlife, and the Letchworth Greenway circles the town for running, cycling, or dog walks. Families will find schools close by, while commuters have direct trains into London St Pancras in around 32 minutes at peak times, with Cambridge, Peterborough, and even Brighton on the same line. If you drive, the A1(M) is only minutes away, giving you fast road connections north and south.

If you've been holding out for a home with the right flow, updated interiors, and outside space that works without taking over your weekends, this one's worth a closer look.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 18' 0" x 10' 11" (5.49m x 3.34m)

Kitchen: Approx 14' 8" x 13' 7" (4.47m x 4.15m)

| FIRST FLOOR

Bedroom One: Approx 12' 2" x 10' 8" (3.70m x 3.25m)

Bedroom Two: Approx 10' 2" x 9' 9" (3.11m x 2.98m)

Bathroom: Approx 5' 6" x 4' 11" (1.68m x 1.50m)

Separate Toilet: Approx 4' 10" x 2' 6" (1.47m x 0.76m)

| OUTSIDE

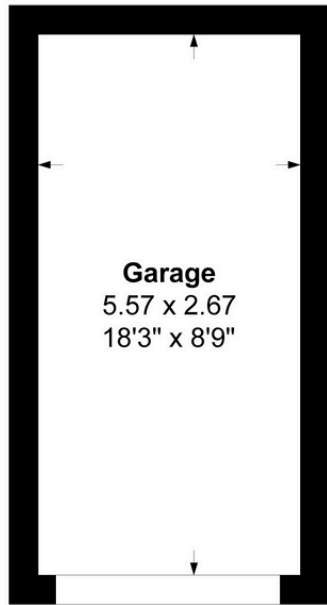
Garage: Approx 18' 3" x 8' 9" (5.57m x 2.67m)

Rear garden with gated access to the front



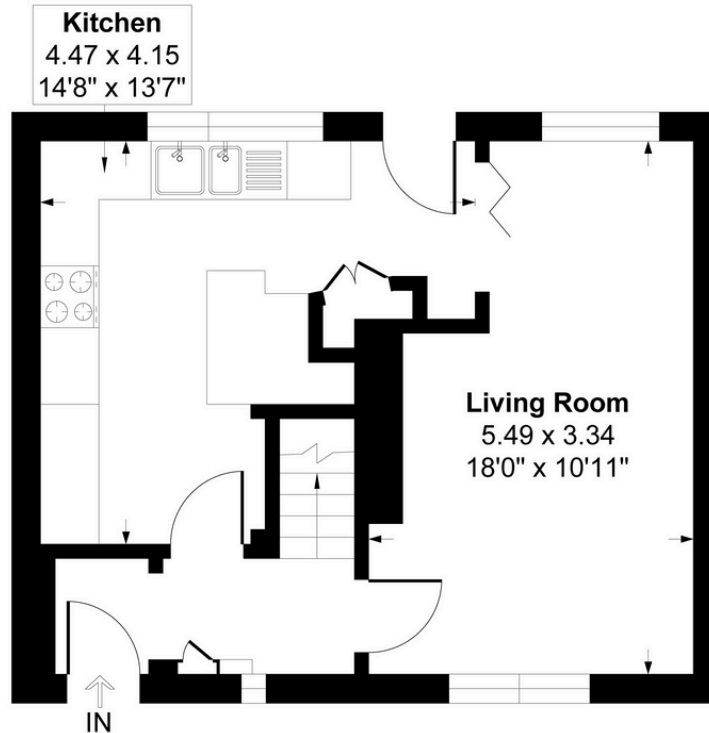
Garage

Approx. 15.0 sq. metres (161.8 sq. feet)



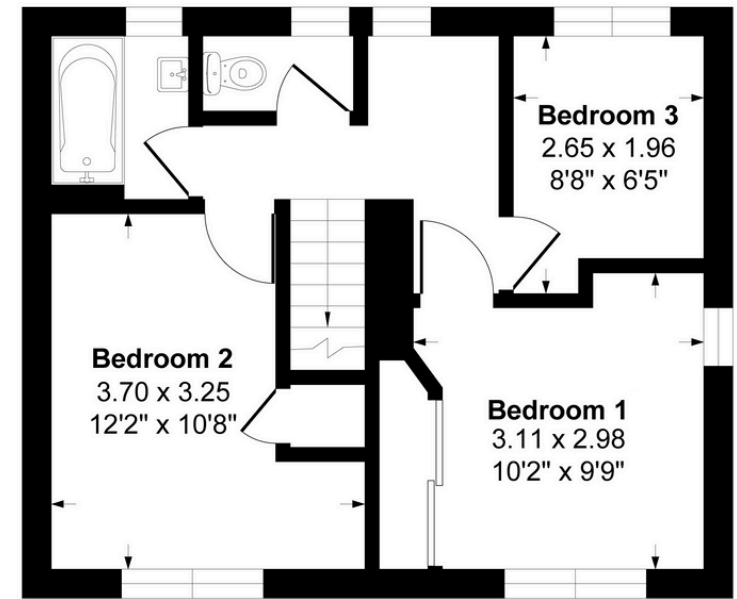
Ground Floor

Approx. 36.8 sq. metres (396.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.9 sq. feet)



Total area: approx. 88.7 sq. metres (955.8 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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