



Campers Road, Letchworth Guide Price £375,000 to £400,000

GUIDE PRICE £375k to £400k. FIRST TIME BUYER / YOUNG COUPLE - looking for SPACE for your family to grow? NO STAMP DUTY for First Time Buyers up to £425k| Two DOUBLE bedrooms and a good size third single | Dining room with ample space for large table and chairs - ideal for entertaining family and friends | Newly fitted MODERN kitchen and separate utility room | Downstairs toilet - ideal for busy young families and no need for guests to go upstairs to the bathroom | Great size rear garden with gated access to front. Ideal space for summer months - BBQ's / Garden parties or just to relax and read a book | Home office in the rear garden with shower room | OFF ROAD PARKING - block paved driveway to front | Close to a number of GOOD Ofsted rated schools | Just under a mile (16 mins walk) to Letchworth MAINLINE STATION and town centre. Great road links - short drive to A1(M) and M1 and A10 nearby. 30 mins to London Luton Airport



GUIDE PRICE £375k to £400k. Is location and convenience a priority for you? Are you looking for a characterful home that won't break the bank? Look no further than this charming 3 bedroom Early Garden City property! Looking to downsize to a more manageable home, without sacrificing on space or style? This property will suit a range of buyers and offers the perfect balance of comfort, convenience and charm.

The living room is a great space with neutral, modern décor, a feature fireplace and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style. The exposed wooden floorboards not only look great but are also easy to clean, making it the perfect choice for those who prefer low-maintenance living. Whether you have pets or children, you can rest assured that spills and messes can be easily wiped away.

The dining room is big enough for a large table and chairs, making it a perfect place for family meals and entertaining friends the wooden flooring continues through into this room.

Downstairs, you'll find a toilet and a utility area - both hugely beneficial for family life and there's no need for guests / visitors to go upstairs to the bathroom.

A contemporary kitchen, while not the largest, is perfectly equipped to meet all your culinary needs. Bathed in natural light, it presents a cheerful, neutral decor enhanced by modern cabinetry and stylish metro tile splashbacks. It's a dream space for any aspiring chef, offering all the necessary tools for preparing delightful meals. Ample storage and generous countertops ensure a clutter-free and spacious cooking experience, making the most of its efficiently designed layout.

Come the end of a day, when it's time to unwind and recharge your batteries, this home offers two generously sized double bedrooms and a single, all featuring neutral carpets to keep your feet warm on chilly winter mornings. The main bedroom has a built in cupboard and plenty of space for wardrobes.



You'll love the modern bathroom with shower over the bath - a perfect haven for a relaxing evening soak or an invigorating shower in the morning. Ideal for busy families who need to get ready in a hurry and for kids evening bath times or you can enjoy a relaxing soak after a long hard day.

If you own a car or two, you'll appreciate the off-road parking provided by the block-paved driveway to the front of the property. To the rear, the garden features a patio area where you can set up a seating area, outdoor furniture and a BBQ grill for al fresco dining.

But that's not all! Do you work from home? No need to move your stuff from the spare bedroom when guests stay. Need a separate annex / bedroom for teenage kid or another family member. There is an insulated outside cabin, fully equipped with lighting, electric, electric radiator and a shower room.

And with great local schools and green spaces like the Greenway and Norton Common just a stone's throw away, there's plenty to keep you and your family occupied all year round. Letchworth's mainline station is just half a mile away and you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) serves the town well and takes you North and South.

We do not expect this home to be on the market for long! Call today to view and buy before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - E

Leasehold - 898 years remaining - Peppercorn Ground Rent

| GROUND FLOOR

Living Room: Approx 15' 1" x 12' 0" (4.60m x 3.66m)

Kitchen: Approx 11' 10" x 7' 4" (3.61m x 2.24m)

Dining Room: Approx 10' 0" x 12' 0" (3.05m x 3.66m)

Utility Room: Approx 6' 5" x 4' 4" (1.96m x 1.32m)

Downstairs Toilet: Approx 4' 7" x 2' 10" (1.40m x 0.86m)

| FIRST FLOOR

Bedroom One: Approx 15' 11" x 8' 10" (4.85m x 2.69m)

Bedroom Two: Approx 12' 0" x 9' 10" (3.66m x 3.00m)

Bedroom Three: Approx 10' 8" x 7' 2" (3.25m x 2.18m)

Bathroom: Approx 7' 6" x 4' 4" (2.29m x 1.32m)

| OUTSIDE

Office / Summer House: Approx 12' 3" x 7' 5" (3.73m x 2.26m)

Shower Room: Approx 7' 5" x 2' 6" (2.26m x 0.76m)

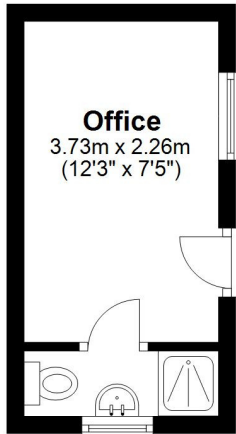
Off road parking

Enclosed rear garden with gated access to the front



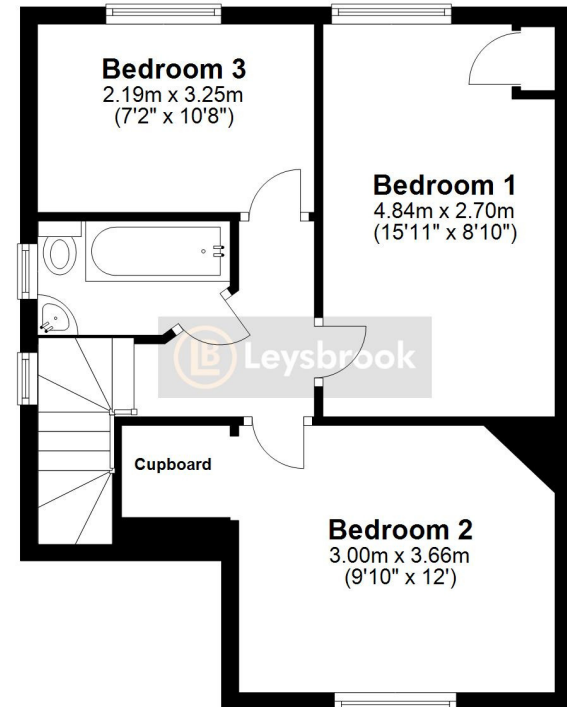
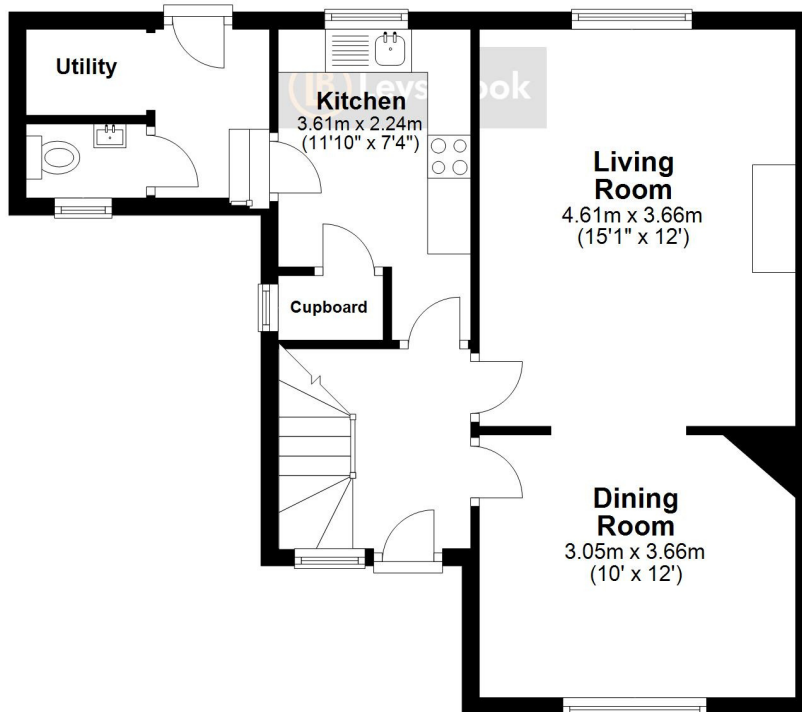
Ground Floor

Approx. 58.6 sq. metres (630.6 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 101.6 sq. metres (1093.7 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		
(69-80)	C		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	