



The Glynde, Stevenage Offers in Excess of £500,000

A layout that works for family life – well-defined spaces for relaxing, cooking, and eating, so everyone has room to do their thing | Four good-sized bedrooms – no box rooms here, meaning space for children, guests, or a home office without compromise | A proper main bedroom retreat – bigger than most, with a walk-in wardrobe and en-suite featuring both a bath and a separate shower | Practical kitchen with utility room – plenty of workspace and storage, plus a separate utility to keep laundry and clutter out of sight | Separate office space downstairs – no more working at the kitchen table or trying to concentrate in a busy household | A comfortable living space – a welcoming spot to unwind at the end of the day, with a modern finish that's easy to make your own | Downstairs toilet for convenience – a simple but essential feature that makes life easier for guests and busy families | Garden with a mix of patio and lawn - ideal for barbecues, kids playing, or just sitting outside with a coffee | Ample parking and a garage with an electric door – no hassle when coming home, plus secure space for bikes, tools, or extra storage | Schools, parks, and commuter links nearby – well-rated local schools, green spaces for walks, and easy access to London by train or road |



A layout That works For Family Life, With Defined Spaces For Relaxing, Eating, And Working.

With a generous corner plot, this home offers the space and layout a growing family needs - inside and out. With four bedrooms, multiple reception areas, a private garden, and plenty of parking, it's designed for easy day-to-day living.

Room for Everyone to Gather and Unwind - The living room is a great size, with space for a large sofa and more - perfect for movie nights or catching up at the end of the day. The hard flooring not only looks good but is easy to maintain and clean - no stains on carpets!

The separate dining area is ideal for family meals or entertaining friends, with French doors opening onto the garden—great for when the weather calls for outdoor dining.

Great Sized Practical Kitchen, Utility, and Office Space - The kitchen is designed for real-life cooking, with plenty of workspace, storage, and a gas hob. It's separate from the living areas, keeping things practical, and there's a handy utility room for extra storage and laundry.

Working from home? The office provides a quiet, separate space - ideal for remote work, study, or simply keeping household admin in check.

Handy Downstairs Toilet - A downstairs toilet makes life easier, especially for guests or busy households - no need for everyone to head upstairs during the day.

When It's Time To Unwind And Re-charge Your Batteries. The Four bedrooms are all a good size, offering flexibility for children's rooms, a home office, or guest space. The main bedroom stands out, offering plenty of space along with a walk-in wardrobe and a large en-suite, complete with a separate bath and walk-in shower - great for an invigorating shower in the mornings or a relaxing soak in the evenings.

You will also love the main bathroom which also been updated with a modern finish and includes a shower over the bath - practical for busy mornings and ideal for younger children's bath time routines.

A Garden That Works for Family Life Outside, the private garden has patio areas and a lawn - great for summer barbecues, a kickabout with the kids, or just relaxing with a coffee.

Own a Car or two? Parking won't be an issue, with a block-paved driveway offering space for multiple cars, plus a garage with an electric door for added convenience.

A Location That Ticks the Boxes - For families, well-rated schools are close by, and green spaces like Shephalbury and Fairlands Valley offer room to walk, cycle, or let the dog run. Just beyond, open countryside is within easy reach, with a scenic walk leading to Knebworth and its recreation ground. Stevenage Brook runs nearby, adding a touch of nature to the setting and a pleasant green outlook.

Commuters have the train station a short drive away, with direct links south to London, Gatwick, and Brighton, or north to Cambridge, Peterborough, and beyond. The A1(M) is also easily accessible for road connections.

If this feels like the right fit for you and your family, get in touch with the Leysbrook team to arrange a viewing and buy before someone else does.



| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 16' 3" x 15' 3" (4.96m x 4.65m)

Kitchen: Approx 16' 8" x 10' 0" (5.07m x 3.04m)

Dining Room: Approx 9' 5" x 8' 5" (2.87m x 2.57m)

Office: Approx 12' 4" x 8' 10" (3.76m x 2.69m)

Utility: Approx 10' 0" x 5' 5" (3.04m x 1.64m)

Downstairs Cloakroom: 6' 10" x 2' 9" (2.09m x 0.85m)

| FIRST FLOOR

Bedroom One: Approx 18' 1" x 10' 10" (5.50m x 3.30m)

En-Suite: Approx 12' 4" x 7' 9" (3.75m x 2.37m)

Dressing Area: Approx 7' 10" x 5' 6" (2.38m x 1.67m)

Bedroom Two: Approx 10' 10" x 10' 1" (3.30m x 3.07m)

Bedroom Three: Approx 11' 10" x 9' 1" (3.60m x 2.77m)

Bedroom Four: Approx 8' 5" x 7' 11" (2.57m x 2.42m)

Bathroom: Approx 6' 2" x 5' 11" (1.88m x 1.81m)

| OUTSIDE

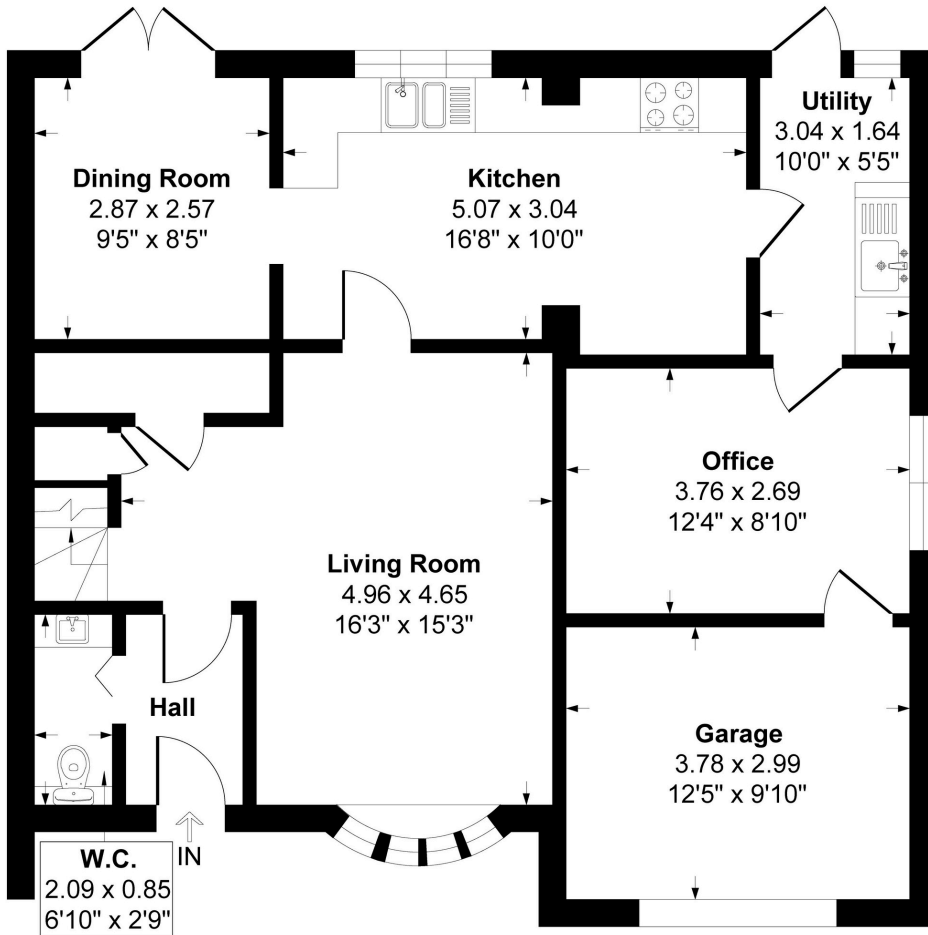
Garage: Approx 12' 5" x 9' 10" (3.78m x 2.99m)

Rear garden with gated access to the rear



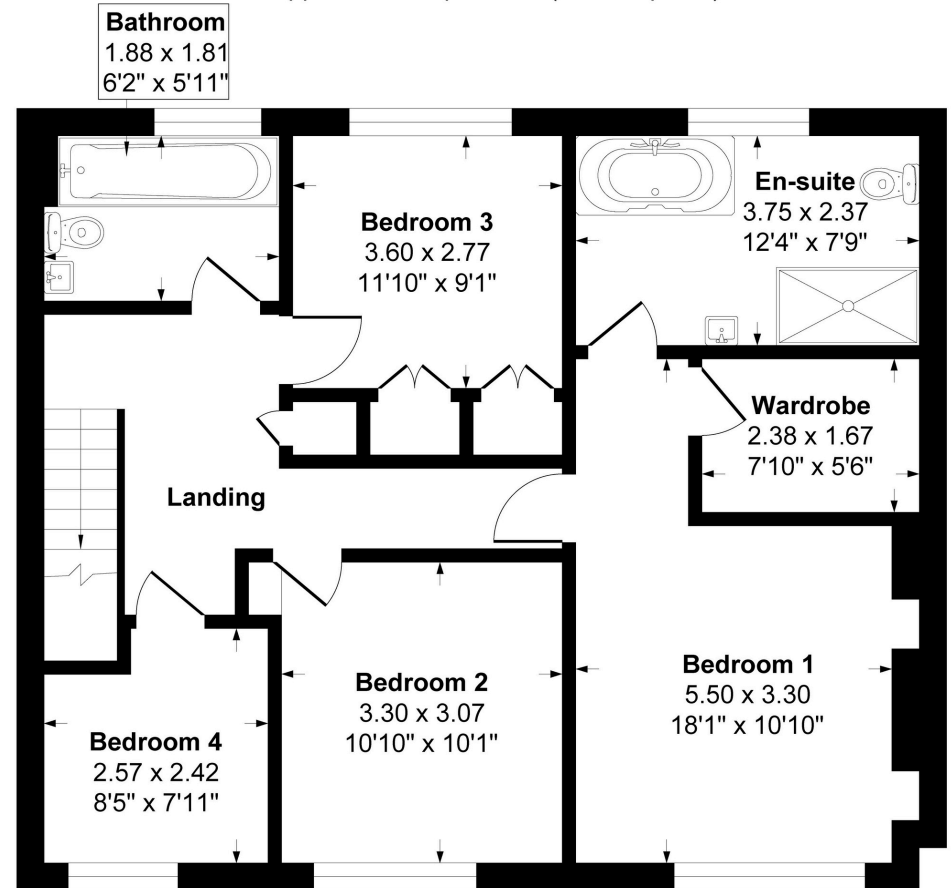
Ground Floor

Approx. 80.8 sq. metres (869.9 sq. feet)



First Floor

Approx. 75.6 sq. metres (813.9 sq. feet)



Total area: approx. 156.4 sq. metres (1683.91 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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