



Eldefield, Letchworth Offers in Excess of £350,000

Space that feels balanced rather than overdesigned, giving everyday life room to breathe without wasted square footage | Living areas that work for real furniture layouts, evenings in and having people round, not just looking good once | A kitchen built for daily use, where cooking, working and conversation overlap naturally without full open-plan noise | A modern shower room on the ground floor, ideal for day-to-day ease, guests staying over, or post-garden clean-ups | Flexible rooms that adapt as life changes - home office, nursery, guest space or creative use without compromise | A main bedroom with space for proper furniture, making it easy to switch off rather than squeeze around the bed | A private, low-maintenance garden designed to be enjoyed, not become another weekend job | A garden cabin that genuinely adds value - ideal for working from home, hobbies or somewhere to escape without leaving the house | Straightforward driveway parking that takes the stress out of day-to-day life if you own one car or two | Strong rail and road links, with direct trains to London and Cambridge, Thameslink routes to Gatwick and the south coast, plus easy access to the A1(M) and A505 |



This is a home that has grown with its owners - and it shows in all the right ways.

There's a natural balance to how it lives. Space where you want it. Separation where it matters. Rooms that feel purposeful without being prescriptive, and a layout that supports everyday life rather than dictating it.

Living space feels grounded and comfortable, anchored by a fireplace that gives the room a natural focal point without taking over. It works for real furniture, real evenings, and real downtime - just as suited to a quiet night in as it is to friends dropping by. From here, the house gently shifts into a more social gear, where cooking, conversation and daily routines overlap easily without everything being forced into one open-plan moment.

This kitchen isn't trying to be a showpiece - it's built to be used. Solid worktops, good storage and a sociable breakfast ledge create a space where coffee, laptops, meals and conversation all happen naturally. Views out to the garden keep it visually connected, while the layout still offers enough separation to avoid the noise and clutter that often comes with fully open-plan living.

When it's time to switch off at the end of a long day, the bedrooms offer proper places to rest rather than leftover spaces. Sizes feel comfortable rather than tight, and layouts work for real furniture rather than compromise. One room works well as a home office or creative space, another suits guests or children, and the main bedroom has space for a proper bed and furniture without feeling crowded, making it an easy place to switch off at the end of the day.

Bathroom space has been arranged to suit everyday routines. A modern downstairs shower room makes mornings easier and more flexible, while the upstairs WC helps spread demand and keeps the house flowing smoothly day to day.

Outside space has been designed for use, not upkeep. The garden feels private and intentional, with areas to sit, gather or switch off depending on the mood. At the far end, the cabin is a real asset rather than an afterthought - large enough to work from properly, create, or retreat into, giving genuine separation from the main house while still feeling connected. It changes how the home functions day to day.

Own a car or two? Parking at the front is straightforward and stress-free, making everyday life that bit easier - whether it's school runs, unloading shopping, or simply pulling up and being home without thinking twice.



Eldefield sits in a part of Letchworth Garden City that works well for everyday life, not just the commute. The town centre is easily reached, offering independent cafés, shops, green space and a strong sense of community that sets Letchworth apart from neighbouring towns.

For travel, the mainline station provides direct services into London King's Cross and Cambridge, with Thameslink routes through Farringdon to Gatwick Airport and down to the south coast at Brighton. Road links are equally strong, with the A1(M) and A505 close by, making journeys towards London, the M25, Luton, Stansted or the Midlands straightforward without cutting through residential streets.

It's a location that suits commuting, hybrid working and regular travel - without the town itself feeling dominated by any of it.

This is a home that supports how people actually live now - work, rest, create, host and recharge - without asking you to change who you are to fit it.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - E

| GROUND FLOOR

Living Room: Approx 15' 9" x 11' 5" (4.79m x 3.48m)

Kitchen: Approx 12' 10" x 7' 9" (3.90m x 2.37m)

Conservatory: Approx 10' 3" x 9' 7" (3.13m x 2.91m)

Utility: Approx 6' 2" x 3' 7" (1.89m x 1.08m)

Shower Room: Approx 6' 0" x 5' 5" (1.83m x 1.65m)

| FIRST FLOOR

Bedroom One: Approx 10' 10" x 9' 7" (3.31m x 2.91m)

Bedroom Two: Approx 11' 5" x 10' 8" (3.47m x 3.25m)

Bedroom Three: Approx 8' 5" x 4' 9" (2.56m x 1.45m)

Toilet: Approx 5' 5" x 2' 9" (1.65m x 0.84m)

| OUTSIDE

Garden Cabin: Approx 20' 4" x 8' 9" (6.19m x 2.67m)



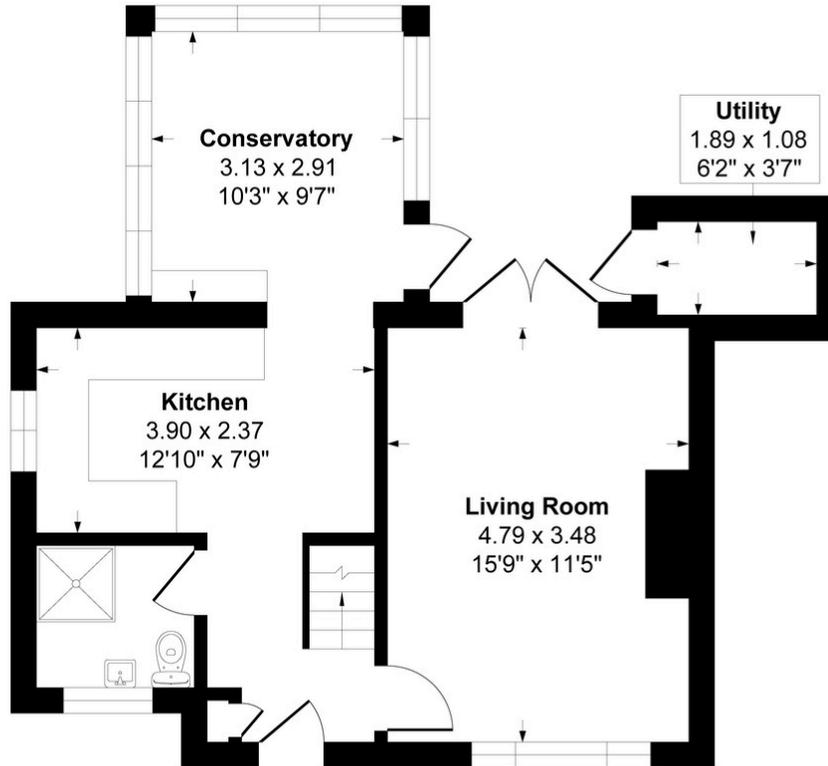
Outbuilding

Approx. 11.5 sq. metres (124.6 sq. feet)



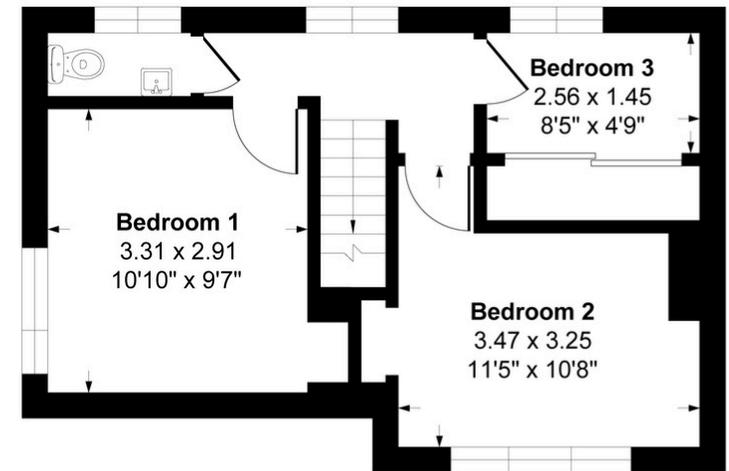
Ground Floor

Approx. 46.8 sq. metres (504.3 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 91.8 sq. metres (989.6 sq. feet) Including Outbuilding Area

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC