



Quinn Way, Letchworth Guide Price £600,000

Looking for a FAMILY HOME? SPACE for your family to grow? NO STAMP DUTY for First Time Buyers up to £425k | FOUR good sized bedrooms - Main with en-suite larger than a lot of bathrooms. Plenty of space for guests to stay | Large open plan kitchen / diner in the heart of the home - fantastic space for family dining and entertaining friends | Downstairs toilet - ideal for busy young families and no need for guests to go upstairs to the bathroom | Great sized garden with patio and lawn areas - ideal for the summer months and BBQ's / garden parties. Garden shed for storage of BBQ / furniture and equipment | OFF ROAD PARKING - driveway for at least two cars | Do you need space to store your bikes / sports gear / tools and the Xmas tree - Great sized GARAGE with power & light and automated roller door | Within half a mile of 3 GOOD Ofsted rated Primary SCHOOLS and a mile and a half of 5 Secondary SCHOOLS including 2 Independent / private schools | Just a short stroll from the Letchworth GREENWAY and open countryside - fantastic for dog walkers / joggers and cyclists alike. Just over a mile (25 mins walk) to Letchworth MAINLINE STATION | Good road links - short drive to the A1(M) North and South. Less than 1/2hr to London Luton Airport |



An Attractive, Imposing And Spacious, Four Bedroom Detached Home, On A Large Corner Plot With Ample Parking And A Garage. All just over a mile walk to the town centre and station and ready to move your furniture in. We don't expect this property to be on the market for long, so don't miss the opportunity to buy.

The ground floor of this home is dominated by a large, modern kitchen / diner with French doors leading to the rear garden - a wonderful space that seamlessly blends indoor and outdoor living. The hard flooring is perfect for busy families with kids and pets as it is easy to clean and maintain. A five-ring gas hob and a double oven, make it great for aspiring chefs who love to cook up a storm.

The open-plan layout creates a warm and inviting atmosphere that is perfect for entertaining family and friends - there's a spacious dining area which offers plenty of room for a large table and chairs, making it the perfect spot for dinner parties and gatherings.

A family room / play room provides an area for young children to play or a perfect teenage games room. For those working from home there is no need to clear a space for guests as this room to the front of the house could also serve as a great office.

The spacious living room has a modern clean finish and there is ample room for a large sofa, arm chairs and other furniture. You can just move your own furniture in, and add soft furnishings and décor that reflects your personal style. A downstairs cloakroom, hugely beneficial for family life, complete the ground floor living space and means your guests do not have to go upstairs to use the bathroom.

Come the end of a day, when it's time to unwind and recharge your batteries, the 4 bedrooms are made for cozying up. The main bedroom has an en-suite shower room. There is neutral carpet in all four - no cold feet getting out of bed on a winters morning. You'll also love the modern bathroom with a shower over the bath - perfect for a quick shower in the morning or a relaxing soak in the evening.



If you own a car or two, you'll appreciate the off-road parking provided by the driveway to the front of an integrated garage - loads of extra storage or a place to keep a car. The rear garden is landscaped with a great size patio and lawn - whether you want to enjoy a relaxing day in the sun or have a fun family BBQ, this garden has got you covered! There is even a shed - great for storing BBQ, garden tools and bikes. Plus, you'll love the fact that it is not overlooked, giving you privacy.

For young families, there's a great selection of good Primary and Secondary Schools nearby. Green spaces like the Baldock Road recreation ground and the Greenway provide great outdoor areas for dog walking, running and cycling. With just a short walk you'll find a Leisure Centre and community football and rugby clubs too.

With the mainline station just a mile away 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 Letchworth well and take you North and South.

**Give the Leysbrook team a call today and book your viewing before someone else buys!**

## | ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - D

## | GROUND FLOOR

Living Room: Approx 14' 5" into bay x 15' 1" (4.40m x 4.59m)

Kitchen: Approx 14' 3" x 9' 1" (4.34m x 2.77m)

Dining Area: Approx 15' 5" x 8' 7" (4.70m x 2.62m)

Family room: Approx 12' 7" into bay x 8' 7" (3.85m x 2.61m)

Downstairs Cloakroom: 4' 8" x 3' 4" (1.42m x 1.02m)

## | FIRST FLOOR

Bedroom One: Approx 11' 5" x 11' 4" (3.48m x 3.45m)

En-Suite: Approx 9' 1" x 5' 5" (2.77m x 1.65m)

Bedroom Two: Approx 13' 7" x 8' 6" (4.14m x 2.59m)

Bedroom Three: Approx 12' 9" into built-in wardrobe x 8' 5" (3.89m x 2.57m)

Bedroom Four: Approx 9' 8" x 6' 8" (2.95m x 2.03m)

Bathroom: Approx 7' 5" x 5' 7" (2.26m x 1.70m)

## | OUTSIDE

Garage: Approx 16' 4" x 8' 4" (4.98m x 2.54m)

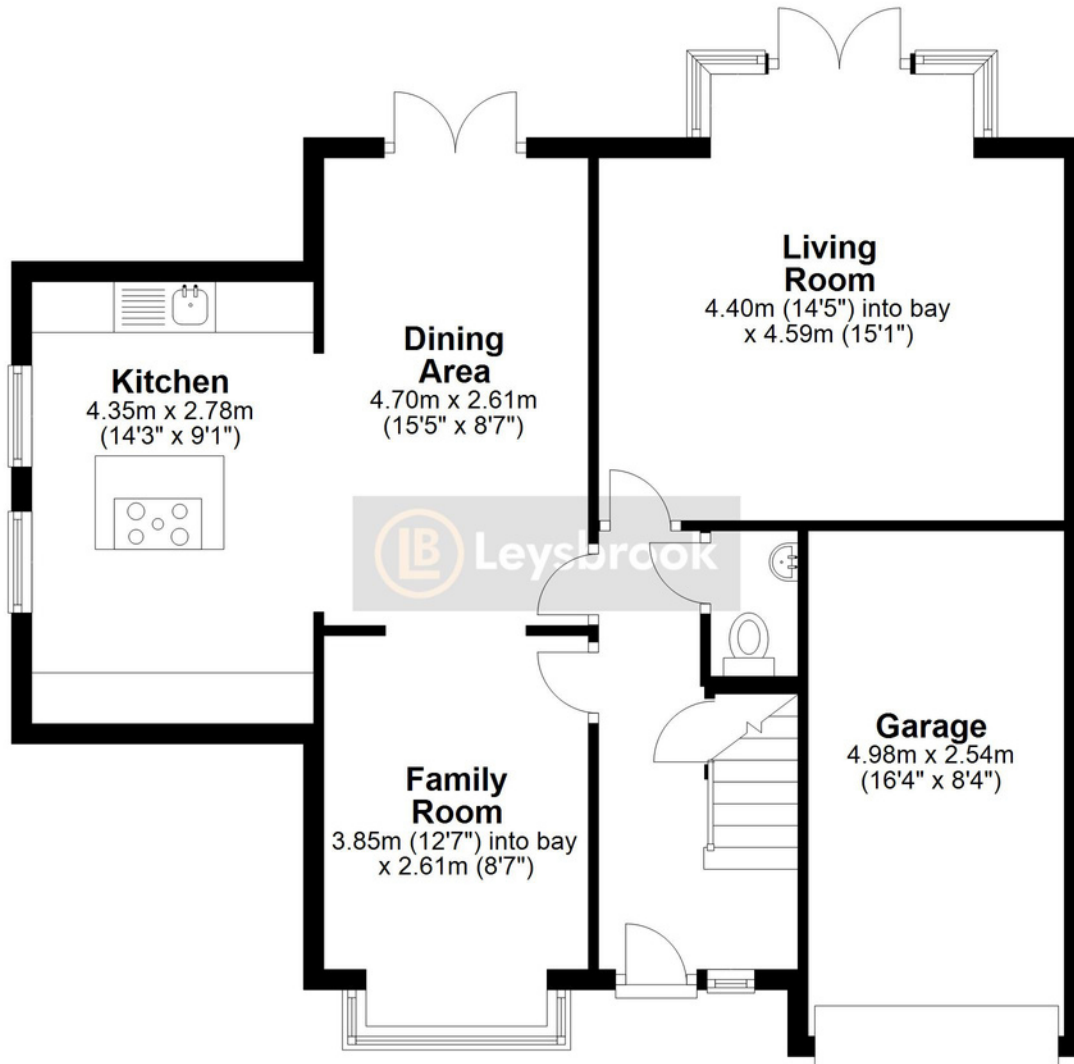
Rear garden with patio, raised lawn and gated access to the front





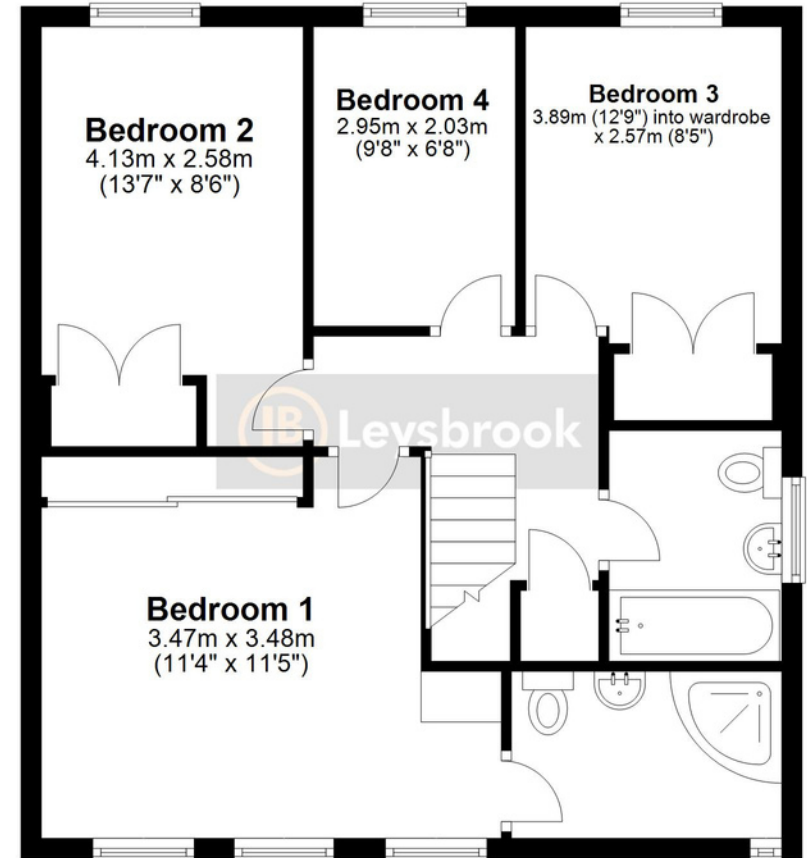
## Ground Floor

Approx. 66.9 sq. metres (720.3 sq. feet)



## First Floor

Approx. 60.5 sq. metres (651.2 sq. feet)



Total area: approx. 127.4 sq. metres (1371.5 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](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 