



Crossleys, Letchworth Offers in Excess of £425,000

Extended layout offering around 1,200 sq ft – more space than the standard Grange terrace | Open-plan kitchen, dining and family area – the real heart of the home for everyday life and entertaining | Separate living room – a flexible snug, playroom or lounge that can evolve as life does | Utility room and downstairs shower – practical touches that make daily routines easier | Two generous doubles plus a versatile third – ideal for a nursery, child’s room or home office | Bathroom and WC separated – busy mornings run smoother, evenings can be slower | Garden with patio and lawn – easy to balance play, entertaining and relaxing | Garden office cabin with power and ethernet – a proper workspace or retreat | Quiet residential setting on the Grange – bigger plots, tree-lined streets and green spaces close by | Well-placed for schools, Norton Common, station and A1(M) – everything comfortably within reach



Letchworth Garden City blends tree-lined streets, green spaces and a proper market-town high street with fast connections into London and beyond. The Grange sits on the north side of town and is known locally for its larger plots, solid post-war build quality and a layout that gives families both space and practicality. It's a popular choice for anyone looking to put down roots in Letchworth without compromising on room sizes or garden space. It's a neighbourhood with a strong sense of community, tree-lined streets and plenty of green pockets woven through.

This isn't your standard Grange terrace. With around 1,200 sq ft of space, a proper open-plan heart to the home and a garden office ready for work or play, it's built for real life - not just floorplans.

The rear of the house has been opened up to create a bright, flowing kitchen, dining and family space that's become the true hub of the home. The kitchen has been completely reworked with clean, modern cabinetry, generous worktops and integrated appliances, giving you plenty of room to cook without being cut off from everything else. There's space for a large dining table and a relaxed seating area, so it's just as easy to keep an eye on little ones as it is to host friends. French doors lead directly to the garden, making summer get-togethers feel effortless.

Just off the hallway is a defined living room - a proper room with its own character. It works brilliantly as a separate lounge, a playroom that can be shut away at the end of the day, or even a cosy TV snug. It's a flexible space that adapts as family life evolves.

A separate utility room keeps the noisy appliances and everyday clutter tucked neatly away, while the downstairs shower room is a welcome addition for guests, busy mornings or post-match clean-ups.

Both main bedrooms are well-proportioned doubles, so there's no sense of compromise. The largest has a full run of fitted wardrobes, keeping clothes and clutter neatly organised while freeing up floor space for the furniture that actually makes a room feel inviting. The third bedroom lends itself perfectly to a nursery, a young child's room or a quiet home office, depending on the stage of life you're in.

It might seem like a small thing, but having the bathroom and WC separate makes everyday life run that bit more smoothly - when someone's getting ready while the kids are brushing their teeth, and in the evenings you've got the choice of quick showers or long soaks once the house has quietened down. It's practical, but it also supports those little family rhythms that make a house feel like home.



A mix of patio and lawn creates an easy flow between playtime, entertaining and winding down with a drink in the evening. At the far end, a fully powered garden office cabin with hard-wired ethernet is ready for home working, gaming or simply shutting the door for some quiet.

The location works well for family life — quiet residential streets, bigger plots and green spaces on your doorstep, with the town centre and Norton Common close by for woodland walks, play areas and sports clubs. Several local schools, including Garden City Academy, St Nicholas, Pixmore, Highfield and Fearnhill, are within easy reach, and travel is straightforward. Trains from Letchworth reach London King's Cross in around 35 minutes, with direct services through to the south coast and quick links to Luton, Stansted and Heathrow airports. The A1(M) is just a short drive, making commutes, school runs and weekend trips refreshingly simple.

| **ADDITIONAL INFORMATION**

Council Tax Band: C

EPC Rating - TBC

| **GROUND FLOOR**

Living Room: Approx 14' 10" x 11' 8" (4.51m x 3.56m)

Kitchen: Approx 17' 9" x 13' 8" (5.40m x 4.17m)

Family Room: Approx 21' 5" x 10' 8" (6.53m x 3.24m)

Utility Room: Approx 7' 7" x 4' 11" (2.32m x 1.49m)

Downstairs Shower Room: Approx 8' 2" x 4' 10" (2.49m x 1.47m)

| **FIRST FLOOR**

Bedroom One: Approx 13' 9" x 11' 8" (4.19m x 3.56m)

Bedroom Two: Approx 11' 9" x 11' 9" (3.59m x 3.57m)

Bedroom Three: Approx 8' 8" x 8' 2" (2.64m x 2.50m)

Bathroom: Approx 8' 2" x 5' 7" (2.49m x 1.70m)

Separate Toilet: Approx 5' 2" x 2' 8" (1.57m x 0.81m)

| **OUTSIDE**

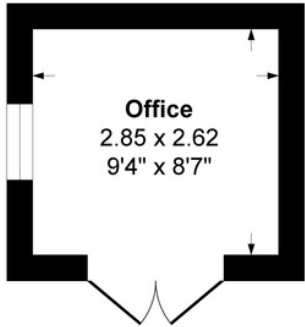
Office: 9' 4" x 8' 7" (2.85m x 2.62m)

Enclosed rear garden



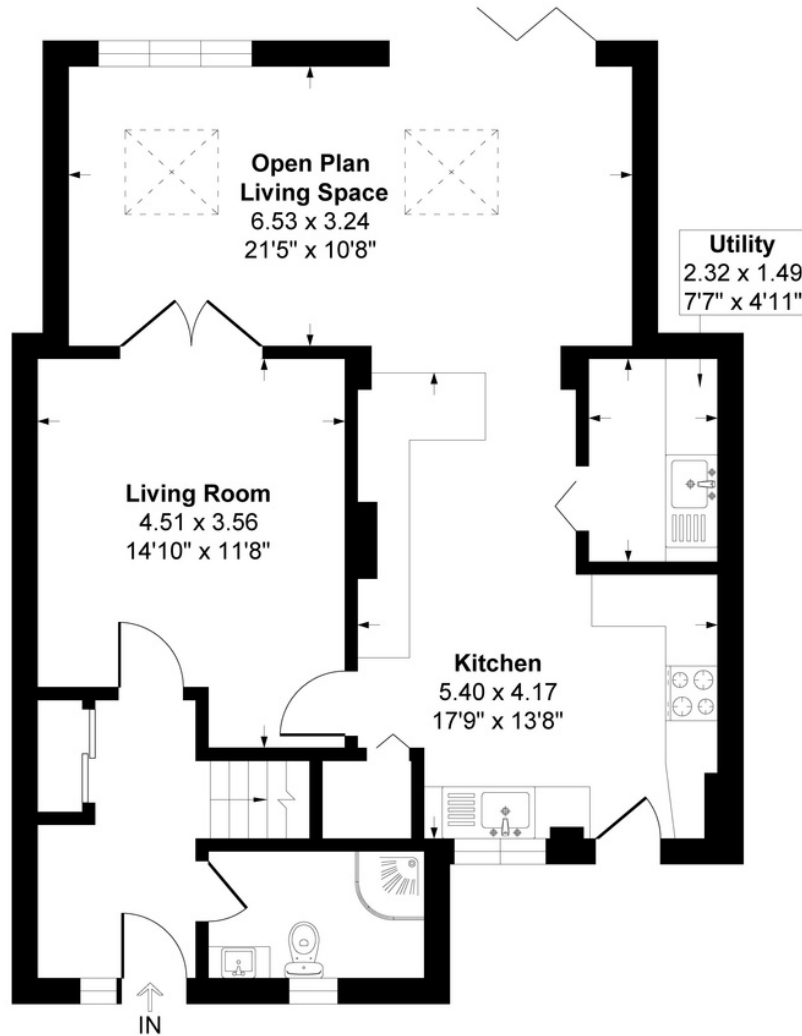
Outbuilding

Approx. 7.4 sq. metres (80.3 sq. feet)



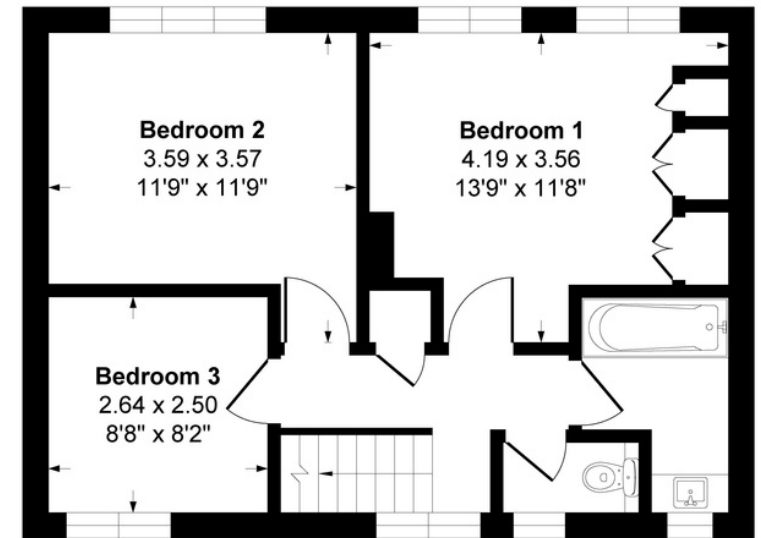
Ground Floor

Approx. 73.2 sq. metres (788.3 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 124.4 sq. metres (1340.6 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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