



Lindsell Avenue, Letchworth Offers in Excess of £400,000

A proper layout that flows - easy living downstairs, quiet retreat upstairs, and space that flexes as life changes | Kitchen/diner with space to eat, cook, and chat - patio doors bring in light and a natural connection to the garden | Downstairs WC - no need to send guests upstairs or queue for the bathroom during busy mornings | Main bedroom with its own en-suite - a touch of privacy and peace, perfect for busy starts and slow finishes | Two further bedrooms - one a comfortable double, the other a flexible space for guests, hobbies, or a home office | Modern bathroom with shower-over-bath - built for real life: quick showers or slow soaks, whatever the day calls for | West-facing garden - ideal for evening sun, relaxed weekend barbecues, or just five quiet minutes with a cuppa after work | Garage conversion gives you more options - gym, snug, storage, workspace... use it in a way that suits your lifestyle | Driveway parking right outside with EV charge point - no circling for a space or negotiating with neighbours | Less than 15 minutes to the station - ideal for professionals or those needing easy access into London, with everything Letchworth has to offer just up the road



Looking To Get On The Ladder, Downsize In Comfort, Or Just Need A Fresh Start Somewhere That Feels Like Home The Moment You Walk In? This home has been that for the current owners, who moved here as first-time buyers and have since grown into family life. Now it's time for the next chapter - and an opportunity for someone else to take their turn.

The layout works - modern in feel, practical in flow. The living room offers the space to unwind, with enough room for a proper sofa setup and furniture that suits your style, whether that's sleek and minimal or full of colour and character.

There's also a downstairs WC for ease and guests - a simple but important thing you'll be glad of. No need for guests / visitors to go upstairs to the bathroom.

At the back, the kitchen/diner opens onto a west-facing garden, perfect for evening sun and weekend barbecues. There's room for a dining table without it feeling squeezed in, and the light from the patio doors brings a bit of calm to the everyday bustle of life.

Come the end of a day, when it's time to unwind and recharge your batteries, there are three well-proportioned bedrooms. The main bedroom has its own en-suite - ideal for busy mornings or a moment of peace at the end of the day.

The second bedroom is a good-sized double, and the third, currently used as a nursery, would make an ideal home office or guest room.

You'll also love the modern fitted bathroom with a shower over the bath perfect for quick invigorating showers in the mornings and a relaxing soak in the evenings -catering to all aspects of family life.

Own a car? There's parking for one and on street parking for visitors. The garage has been professionally converted into a flexible space with its own rear access - currently used as a bit of a man cave-meets-TV room-meets-utility. It's been plastered, decorated, and fitted with lighting and flooring, making it ideal as a home office, gym, or a quiet spot for gaming, film nights, or noisy laundry - far away from the kitchen. The front of the garage still provides good storage too.



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Lindsell Avenue is part of a modern development popular with those who want convenience without the compromise. It's less than a 15-minute walk to the mainline station, where you can reach London in under 45 minutes. Need the A1(M)? It's just a short drive. Local schools, green spaces, and access to Letchworth town centre all make everyday life that little bit easier.

If you've been waiting for the right home to come up - this could be the one. Get in touch with the team at Leysbrook to book your viewing.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

Leasehold - 132 years remaining - Peppercorn Ground Rent

| GROUND FLOOR

Living Room: Approx 15' 7" x 12' 0" (4.74m x 3.67m)

Kitchen / diner: Approx 15' 3" x 11' 6" (4.66m x 3.50m)

Downstairs Cloakroom: 4' 11" x 3' 1" (1.50m x 0.94m)

| FIRST FLOOR

Bedroom One: Approx 10' 4" x 9' 9" (3.16m x 2.97m)

En-Suite: Approx 7' 1" x 5' 3" (2.16m x 1.60m)

Bedroom Two: Approx 9' 10" x 8' 6" (3.00m x 2.59m)

Bedroom Three: Approx 8' 10" x 6' 7" (2.69m x 2.00m)

Bathroom: Approx 6' 6" x 5' 7" (1.98m x 1.70m)

| OUTSIDE

Storage to the front of garage: Approx 9' 9" x 6' 4" (2.98m x 1.94m)

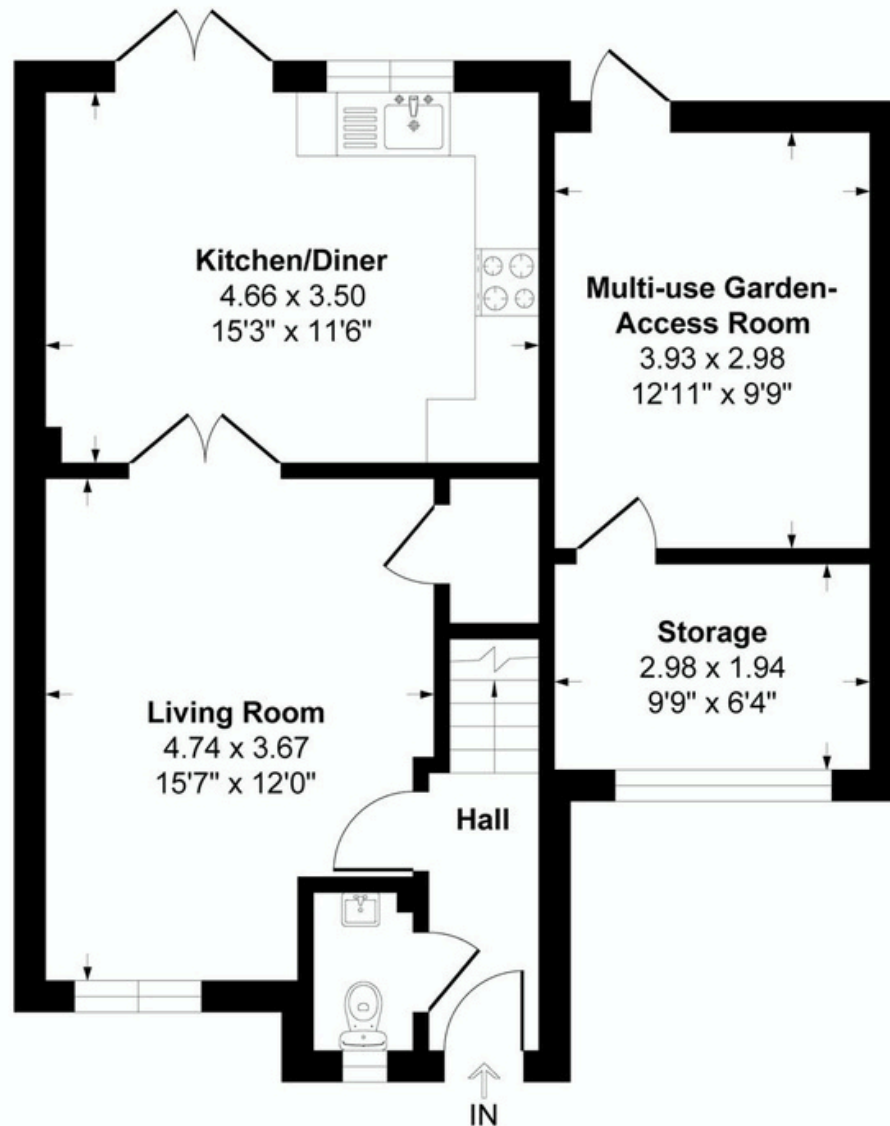
Multi-use room: Approx 12' 11" x 9' 9" (3.93m x 2.98m)

Low maintenance rear garden, access to the multi use room



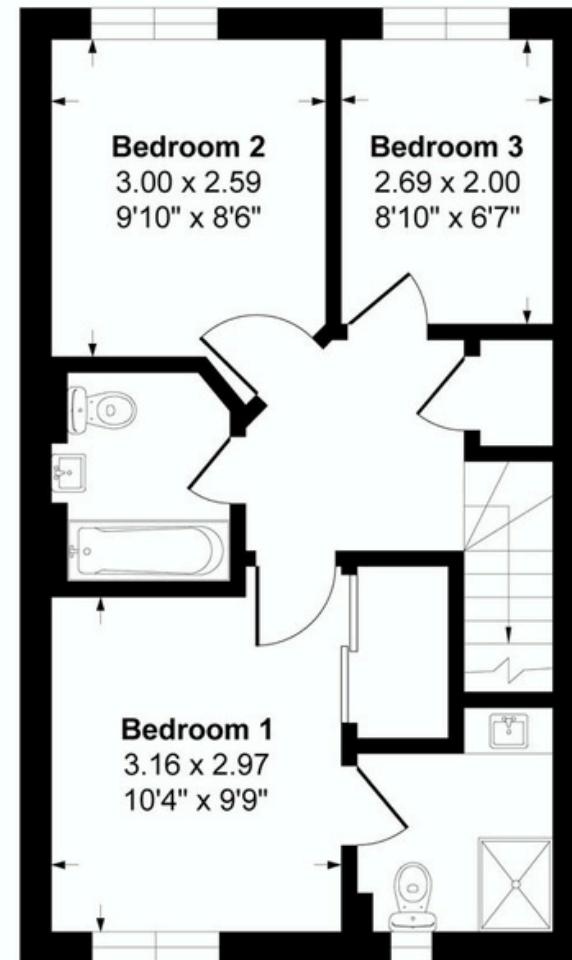
Ground Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



First Floor

Approx. 39.9 sq. metres (430.1 sq. feet)



Total area: approx. 99.3 sq. metres (1068.8 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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