



**Leysbrook**

*Mullway*

Letchworth, Hertfordshire

Offers in Excess of £260,000

Make It Your Own Or Flip It - The Choice Is Yours.  
This house is perfect if you want a 'project' to put your own stamp on, or are looking to buy, refurb and sell or rent.

**NO CHAIN - Possible quick move in! | Looking for a family home? A 'blank canvas' to make your own | Requires MODERNISATION - So much potential to create a home with your taste and design. Opportunity to add value! - hence the marketing price | Potential to extend to the front and rear (STPP) - create a forever home | INVESTOR / DEVELOPER looking for a property to refurb and sell or rent? 3 good sized bedrooms - 2 DOUBLE bedrooms and a third single, also a good size | Large plot - great sized garden to the rear, which needs clearing but has the potential to be a perfect space for an active, growing family to play, entertain and relax | Just a mile (23 mins walk) to Letchworth MAINLINE STATION and town centre | Great road links A1(M) / M1 / A505. London Luton airport less than 30 mins drive**



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Mullway, Letchworth, Hertfordshire

This 3 bedroom home represents GREAT VALUE FOR MONEY - ideal for a young individual or a couple maybe starting a family or equally for someone downsizing from a larger family home. A fantastic opportunity to improve, modernise and benefit from the spacious accommodation. Maybe you are an investor / developer looking for a property with potential to improve and rent.

It's got 2 double bedrooms and a third single which is not a box room - great for a young family or an office space for those those working from home - no need to clear the dining room when guests visit.

You will want to refurbish redecorate and replace the flooring, kitchen and bathroom. You will also need to give consideration to the heating. There's scope to extend to the front and rear (as others have on the road).

It's handy for travel into London - less than 45 mins on the train and stay on for an hour longer and you can get direct to Gatwick and Brighton. For those commuting by road the A1(M) serves the town well and takes you North and South. The A505 / A10 and M1 are also a short drive away and you can get to London Luton airport in less than 30 mins.

For families, there are number of good primary and senior schools in the area. Close to the Greenway and other North Hertfordshire countryside ideal for dog owners, walkers, joggers and cyclists alike. A great town, popular with commuters and those looking for a mix of town and country life.

This property will suit a wide range of occupiers, from downsizers to young families. It offers a great 'blank canvas' to put your own mark on a property. It's priced to sell, so we're expecting a lot of interest!

**Why wait? Give the friendly team at Leysbrook a call today and book your viewing -  
this home won't be on the market for long!**

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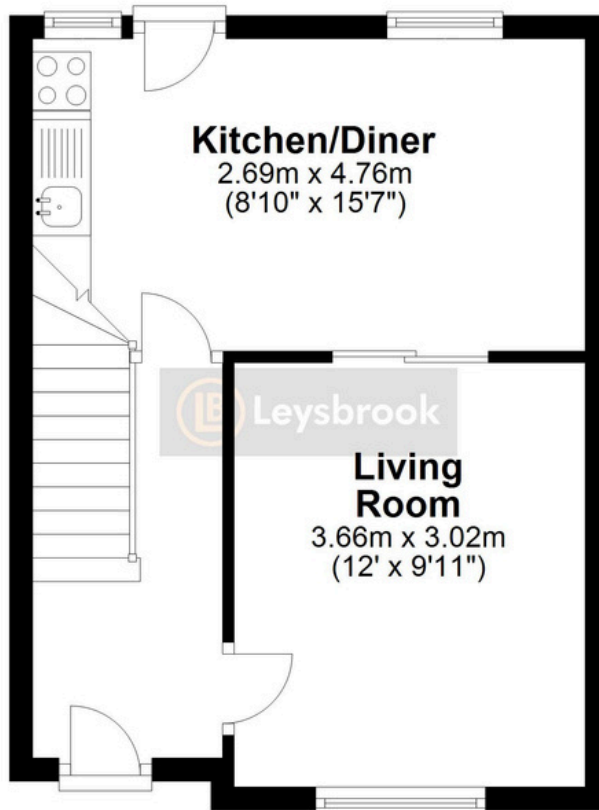
Mullway, Letchworth, Hertfordshire



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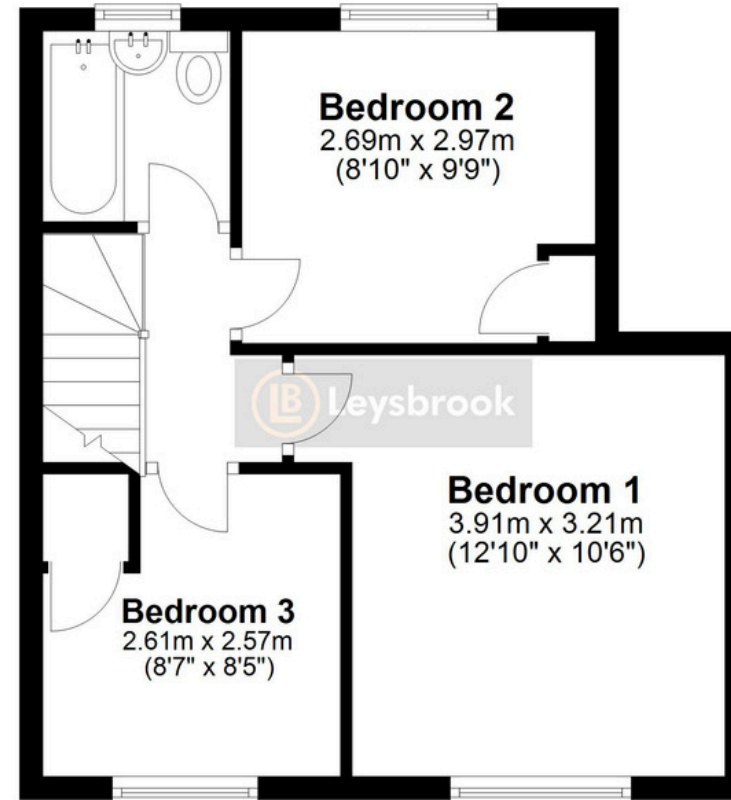
## Ground Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



**Total area: approx. 65.1 sq. metres (701.2 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.



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*Want to book a viewing?*

*Call today - 01462 419329*

