



Bedford Road, Letchworth Offers in Excess of £475,000

Offered chain free, making the move simpler and helping you get started on any improvements or settling-in plans without waiting on other timelines | Generous Garden City proportions give you space to live comfortably now and still make improvements over time | The front living room has the width and depth for a full sofa setup, armchairs and media unit without feeling crowded - an easy room to unwind in | A second reception room flows into the conservatory, creating a flexible area for dining, play, working from home or simply enjoying extra natural light | The kitchen sits to the side with clear potential for a refit or reconfiguration, ideal for anyone wanting to create a more modern layout in future | Sleeping spaces all feel balanced, with a main bedroom that takes a large bed comfortably and two further rooms that work well for children, guests or a home office | A corner-style shower enclosure offers practical, invigorating morning routines, with room to rework the layout when the time comes to upgrade | Driveway parking at the front and a garage at the rear keep life practical if you've got a car or two, bikes to store or weekend projects on the go | Professionally resolved structural movement, supported by a 2025 Certificate of Structural Adequacy, provides reassurance and clarity for future ownership



Bedford Road is one of those classic Garden City streets — tree-lined, wide-verged and instantly recognisable. Homes here sit on generous plots and feel anchored in the town's early design principles. This one has been in the same family for many years, cared for throughout, and now ready for someone to shape into a long-term home of their own.

The living room makes a strong first impression. Light comes in through the bay window, and the room's depth lets you arrange a proper sofa setup, armchairs, media unit and still keep space to move around without feeling crowded. Add soft furnishings to your taste and it becomes that easy, everyday space where you unwind without even thinking about it.

The second reception room works brilliantly as a dining room or family area, connecting naturally with the conservatory beyond — ideal for morning coffee, children's play space or simply somewhere to sit with fresh air drifting in from the garden. It's a layout that gives you choice without forcing you into one way of living.

The kitchen sits to the side - updated practical in its current form with plenty of workspace and cupboards, and clearly offering potential for those who want to upgrade, reconfigure or open things up later.

A cloakroom on the ground floor keeps life simple, especially when guests are over or the garden is in full use.

When it's time to relax and recharge your batteries, all three bedrooms give you the breathing space you'd expect from a traditional Garden City build. The main room stretches across the front with space for a large bed, wardrobes and still room to move comfortably. The second bedroom works well for children or guests, while the third is perfectly sized for a nursery or home office. Nothing feels tight or compromised.

The shower room has a corner-style enclosure — ideal for invigorating morning showers and that fresh, clean start to the day. It's ready to use as it is and offers scope to upgrade when you're ready.

A south-facing garden is long, established and full of potential. Whether you see raised beds, a play area, a sun-trap patio or simply space for weekend barbecues, it gives you the kind of outdoor life many buyers want but rarely find this close to town.

Own a car or two? Need storage for bikes, tools or weekend projects? The driveway provides off-street parking and the garage at the rear gives you the extra space every household ends up needing.

For reassurance, historic subsidence caused by tree roots in the clay soil was professionally investigated, monitored for 12 months, and fully resolved. A Certificate of Structural Adequacy, issued in 2025, confirms works were completed to insurer standards and the property has remained stable. All documentation will be available to buyers.

Living here makes day-to-day life effortless. Broadway Gardens, the town centre, cafés, shops, cinema and green spaces are all within walking distance. Trains run direct to King's Cross, St Pancras Thameslink, Cambridge and beyond. Schools, parks and community sports clubs sit close by — a big reason this part of Letchworth remains so popular with families.

This is a home with proportions, potential and a plot that genuinely stands out. Modernise at your pace and create something special in one of the area's most enduring Garden City locations.

| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 13' 11" x 12' 5" (4.23m x 3.79m)

Kitchen: Approx 15' 7" x 7' 4" (4.75m x 2.23m)

Reception Room: Approx 12' 1" x 10' 3" (3.68m x 3.12m)

Conservatory: Approx 9' 9" x 5' 9" (2.97m x 1.75m)

Downstairs Cloakroom: 4' 2" x 2' 4" (1.27m x 0.71m)

| FIRST FLOOR

Bedroom One: Approx 14' 5" x 9' 2" (4.40m x 2.79m)

Bedroom Two: Approx 12' 1" x 11' 3" (3.68m x 3.43m)

Bedroom Three: Approx 8' 11" x 6' 11" (2.72m x 2.11m)

Shower Room: Approx 7' 6" x 6' 10" (2.29m x 2.08m)

| OUTSIDE

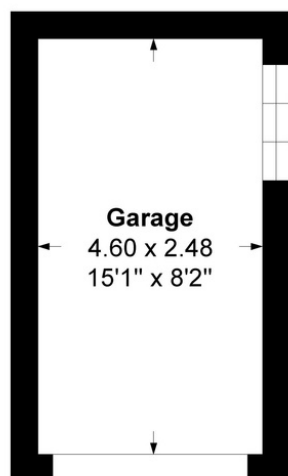
Garage: Approx 15' 1" x 8' 2" (4.60m x 2.48m)

Enclosed rear garden with gated access to the front



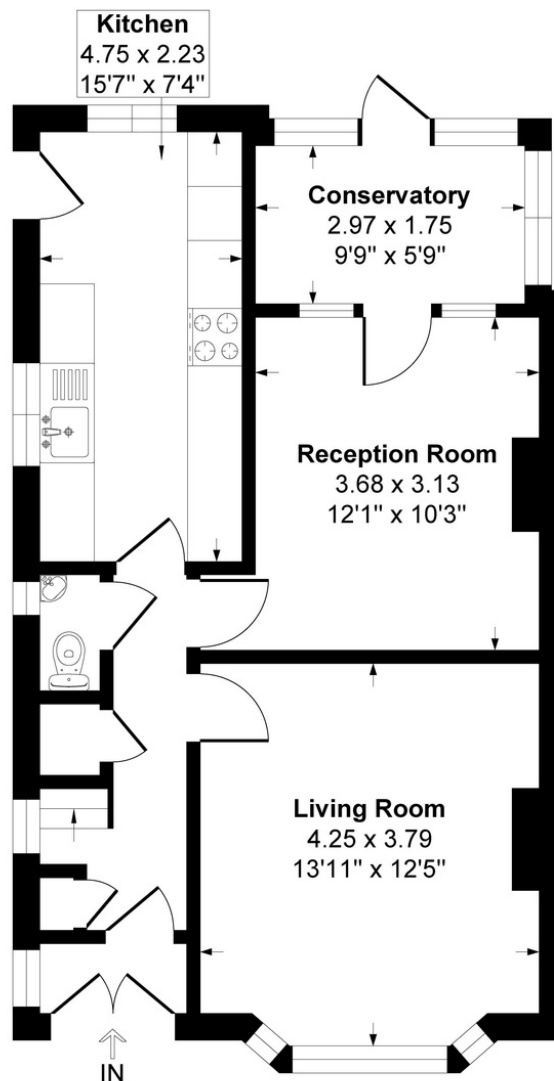
Garage

Approx. 11.4 sq. metres (123.7 sq. feet)



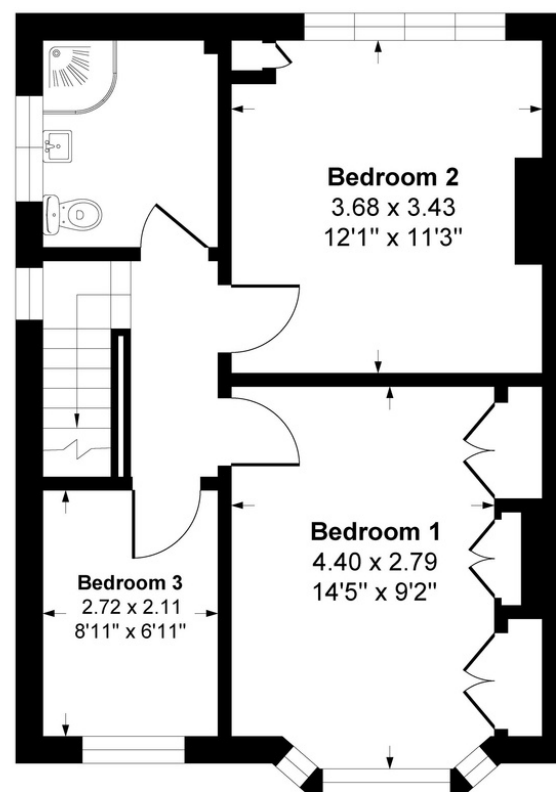
Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.9 sq. feet)



Total area: approx. 108.2 sq. metres (1165.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		