



**Ludwick Way, Welwyn Garden City   Offers in Excess of   £325,000**



No chain, no waiting games - Fewer moving parts, clearer timescales and a smoother route from offer to completion | A proper step out of flat living - Your own front door, a garden, and space that feels settled rather than temporary | Living space that works day to day - Enough width for real furniture layouts and French doors that pull the garden into daily use | A bathroom that suits real routines - Bath with shower over for quick weekday starts and long, comfortable soaks at the end of the day | Two bedrooms with flexibility built in - A comfortable main bedroom and a second that adapts easily — guest room, home office or dressing room | A garden you'll actually use - Decked seating for mornings and evenings, with lawn and raised beds that don't become a chore | Storage that genuinely matters - Separate garage plus rear access — bikes, tools, seasonal items kept out of the living space | Easy to live in, easy to own - No major works to plan, no immediate decisions — move in, settle, and get on with life | Trains into London, fast access to the A1(M), and Luton Airport within reach — practical connectivity without compromising day-to-day living | Strong investor fundamentals - Ready to rent from day one, with local demand supporting an estimated ~5–6% gross yield (£19,000 P.A. ) at current values



Some homes suit a particular stage of life - and this one suits several, for different reasons.

This is a house that makes sense for people who want their own front door and a bit of breathing space, without taking on a project. Ludwick Way works because everyday life is close at hand - the town centre, station, shops and green spaces are all within walking distance - which changes how the house is actually used day to day. Mornings don't start with a car journey, and evenings don't feel boxed in.

The main living space is arranged around how people really live rather than how furniture is photographed. There's enough width for a comfortable seating area, space to host without it feeling tight, and French doors that open straight onto the garden so the room naturally extends outside when the weather allows. It's a space that works just as well for switching off at the end of the day as it does for having friends round at the weekend.

For those who enjoy cooking - the kitchen keeps things simple and practical. There's good storage, clear worktop space, and natural light where you want it. It's ready to use from day one - no immediate decisions, no apologies - which is exactly what many buyers want when they're juggling everything else that comes with a move.

When it's time to relax and recharge, the sleeping accommodation is sensibly laid out. The main bedroom comfortably accommodates a double bed with space either side, which makes a real difference to how the room feels and functions day to day. The second bedroom gives flexibility rather than forcing a single use - ideal as a guest room, a home office, or somewhere that adapts as circumstances change.

The bathroom offers the best of both worlds. A bath with shower over suits early starts and slow evenings equally well — invigorating showers when time is tight, and long, comfortable soaks at the end of a hard day. Finished in a clean, modern style, it's a space that feels easy to live with rather than something waiting to be replaced.



The garden is arranged to be used, not over-managed. A decked seating area sits directly off the living space, making it easy to step outside with a coffee or unwind in the evening, with lawn and raised beds beyond adding greenery without becoming a chore. Rear pedestrian access simplifies everyday comings and goings, while the separate garage provides storage that genuinely matters - bikes, tools, seasonal items, or simply keeping the house clutter-free.

For first-time buyers, this offers a straightforward step out of renting or flat living. For downsizers or anyone starting again after a change in circumstances, it provides independence, manageability and walkable convenience without compromise. For investors, the appeal is equally clear - no major works required, strong local demand, and a home that could be rented from day one.

It doesn't try to impress. It doesn't need to. It simply works - and that's exactly why it suits so many different buyers.

**| OTHER INFORMATION**

Council Tax Band - C

EPC Rating - C

**| GROUND FLOOR**

Lounge / Diner: Approx 14' 4" x 11' 10" (4.38m x 3.60m)

Kitchen: Approx 10' 1" x 5' 10" (3.07m x 1.79m)

**| FIRST FLOOR**

Bedroom One: Approx 11' 10" x 9' 8" (3.61m x 2.95m)

Bedroom Two: Approx 11' 10" x 6' 7" (3.61m x 2.00m)

Bathroom: Approx 5' 9" x 5' 7" (1.75m x 1.70m)

**| OUTSIDE**

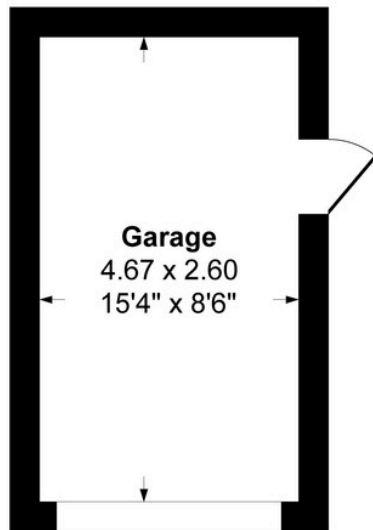
Garage: Approx 15' 4" x 8' 6" (4.67m x 2.60m)

Enclosed rear garden



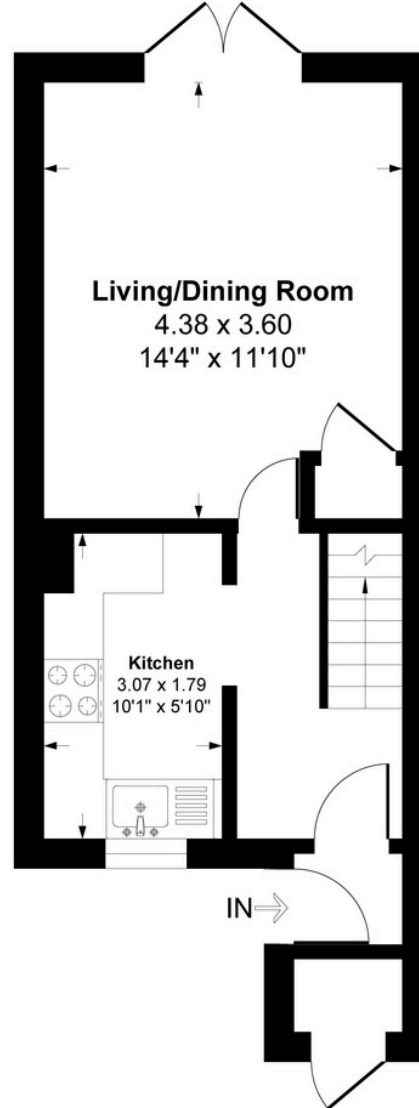
## Garage

Approx. 12.1 sq. metres (130.6 sq. feet)



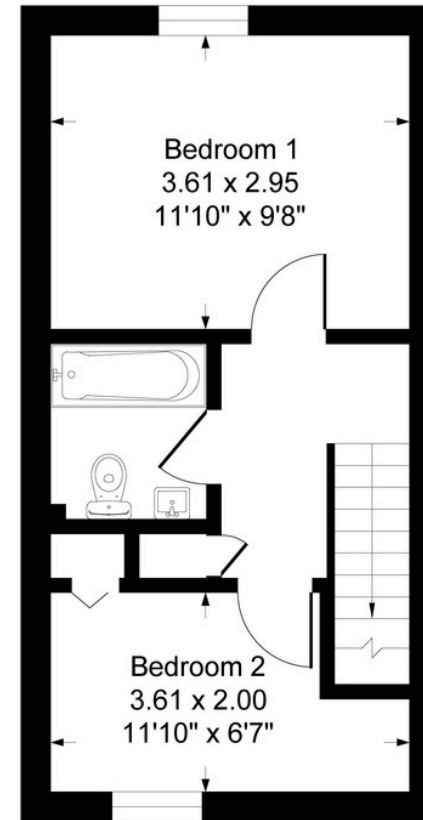
## Ground Floor

Approx. 29.4 sq. metres (317.2 sq. feet)



## First Floor

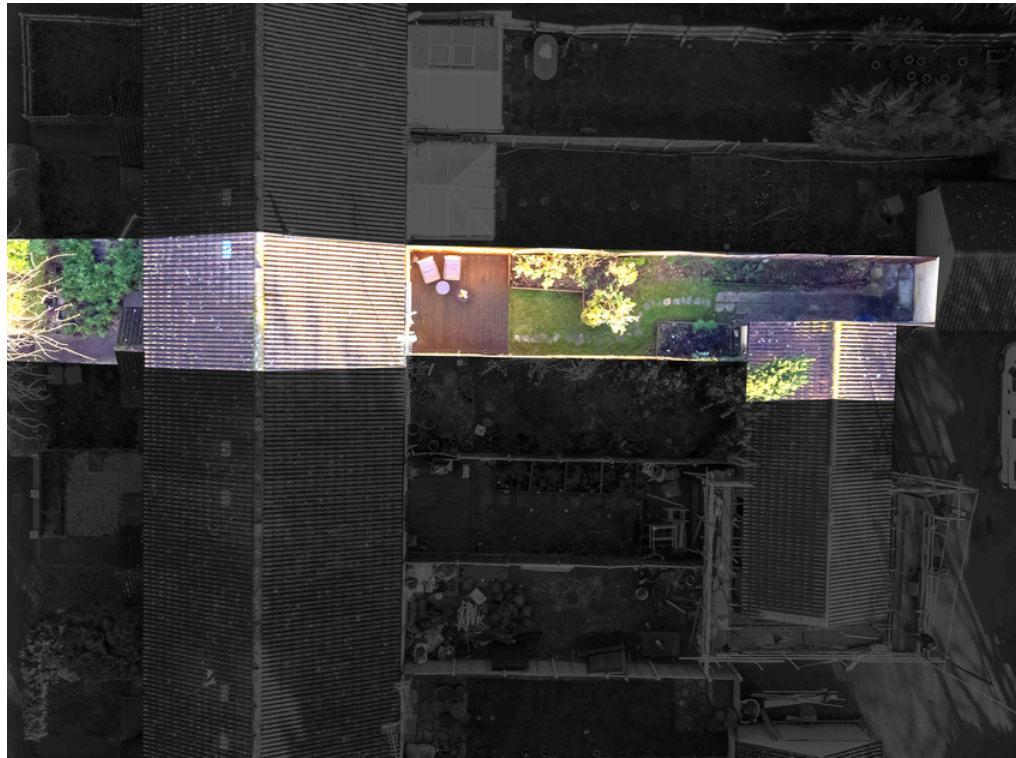
Approx. 27.3 sq. metres (294.5 sq. feet)



Total area: approx. 68.9 sq. metres (742.4 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](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>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</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		