



**Howard Drive, Letchworth Offers in Excess of £500,000**

**NO CHAIN - Possible quick move in! | Single-level living: Ideal for those looking for a home that will comfortably accommodate changing mobility needs | Three ample bedrooms: Including a master with an en-suite, offering privacy and convenience for family life or guests | Light-enhanced dining: The dining room's natural light provides a cheerful space for meals and gatherings | Smartly designed kitchen: Fitted with modern amenities, it makes cooking a breeze, even in its compact efficiency | Generous living room: A spacious area that's adaptable to your lifestyle, whether for hosting guests or unwinding | Convenient parking: A driveway and garage means no more parking woes, adding to the daily ease of living | Garden with potential: Ready for a green-fingered touch or simply to enjoy as a private outdoor sanctuary | Family-friendly area: Within reach of top-notch schools and beautiful parks, ensuring a balanced life for all ages | Commuter-friendly: With the mainline station close by and easy A1(M) access, it's ideal for those working in or out of the city**



DO NOT MISS the opportunity to secure one of the most popular types of properties that thousands of people buy each year. Fewer and fewer bungalows are being built, so demand is high, and very few become available, in a quiet tree-lined road like this, in the centre of Letchworth.

Set in the well-connected and peaceful town of Letchworth, this bungalow offers a practical layout for those seeking a blend of comfort and convenience. No stairs, so it can be a forever home in the truest sense of the phrase, as it will be as suitable for you in later life, as it is now. It offers great size accommodation for a couple or a young family with pre-school or school age children or for someone downsizing from a bigger property.

The living room is a versatile space with enough room to entertain or relax - you can create a cozy atmosphere by adding soft furnishings and décor that reflects your personal style. Its wooden flooring is as durable as it is attractive, ideal for the comings and goings of everyday life.

The dining room, though modest in size, is bathed in natural light with a view of the garden, providing a pleasant backdrop for meals. The kitchen's modern appliances are set within a compact design that makes good use of the space, though avid cooks might desire a little more room.

Come the end of the day, when it's time to relax and re-charge batteries, each of the three bedrooms is well-proportioned, with the master featuring its own en-suite, adding a layer of privacy and ease. The other two bedrooms could easily serve as comfortable guest rooms or a home office.

The property's garden, offers a canvas for those with green fingers. A patio area where you can set up a seating area, outdoor furniture and a BBQ grill for al fresco dining, plus ample lawn provide a private haven for your family to enjoy.

Got a car? You'll appreciate the driveway and garage which offer ample off-road parking - a practical necessity.



Situated conveniently close to good schools and transport links, including a mainline station that places central London just half an hour away, the location marries tranquillity with accessibility. The proximity to the A1(M) also makes this a smart choice for those commuting by car.

This home's straightforward charm is evident in its just-right footprint of approximately 1,067 Sq.Ft, which offers ease of maintenance without feeling cramped. While some may find certain spaces like the kitchen or dining area on the cozy side, the overall layout ensures that each square foot is put to good use.

In summary, this bungalow is a solid choice for those looking to downsize, invest in a first home, or simply find a peaceful retreat that keeps life's conveniences within easy reach.

So 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!

**| ADDITIONAL INFORMATION**

Council Tax Band - D

EPC Rating - D

**| GROUND FLOOR**

Living Room: Approx 19' 7" x 10' 1" (5.97m x 3.07m)

Kitchen: Approx 12' 9" x 10' 1" (3.89m x 3.07m)

Dining Room: Approx 12' 5" x 11' 6" (3.78m x 3.51m)

Bedroom One: Approx 12' 5" x 10' 4" (3.78m x 3.15m)

En-suite: Approx 6' 2" x 5' 5" (1.88m x 1.65m)

Bedroom Two: Approx 11' 2" x 10' 4" (3.40m x 3.15m)

Bedroom Three: Approx 12' 6" x 7' 4" (3.81m x 2.24m)

Shower Room: Approx 10' 4" x 5' 4" (3.15m x 1.63m)

**| OUTSIDE**

Attractive mature garden - a real haven

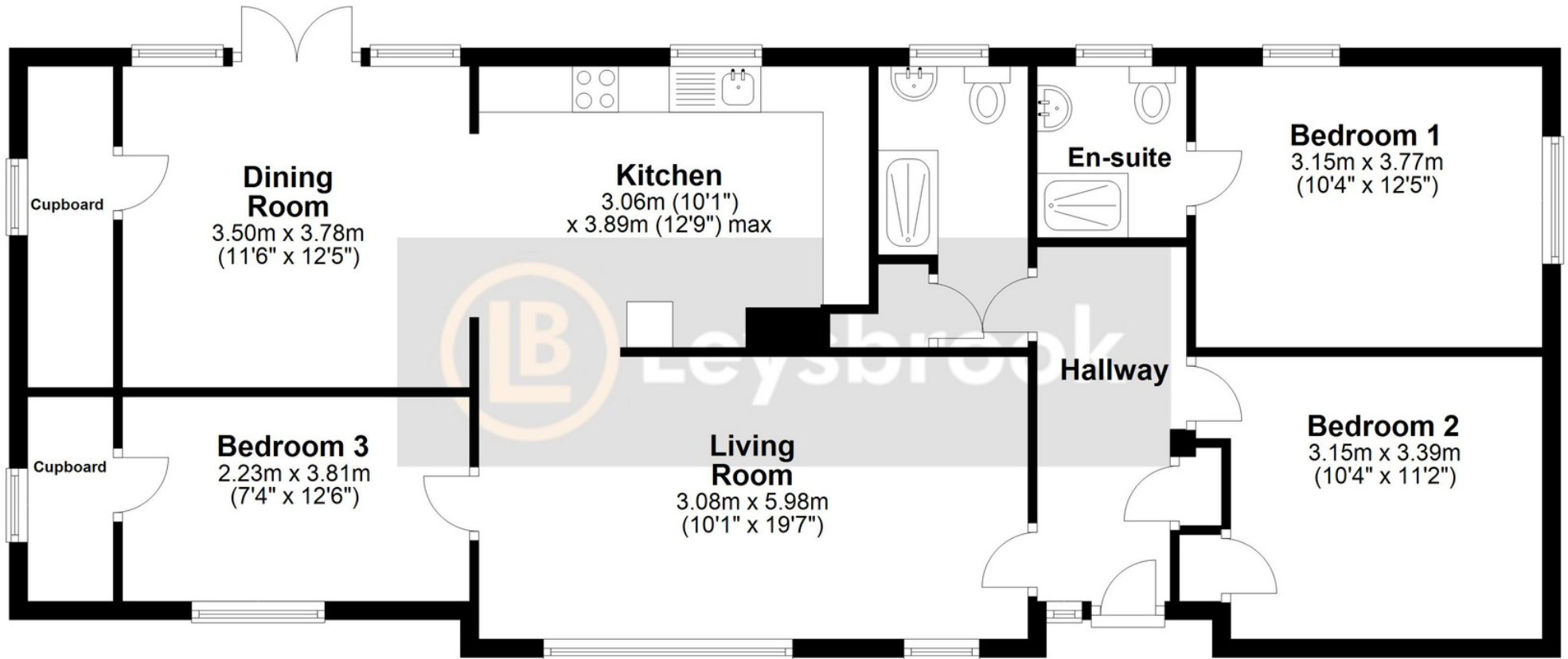
Garage: Approx 16' 2" x 8' 3" (4.93m x 2.51m)

Driveway providing off road parking



## Ground Floor

Approx. 99.2 sq. metres (1067.7 sq. feet)



Total area: approx. 99.2 sq. metres (1067.7 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.





## 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

01462 419329 | [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited

Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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