



Bronte Avenue, Fairfield Guide price £400,000 to £450,000

Guide Price £400,000 to £450,000 – A home like this, with its generous living space and fantastic location, offers real value for money | Positioned on one of Fairfield’s most distinctive crescent streets - wide, green, and full of character | Kitchen layout that just works - integrated appliances, useful worktop space, and storage that makes sense | A naturally bright dining space with bay window — ideal for everyday meals, home working or hobbies | Lounge opens out to a sunny, wider-than-average garden designed for sitting out or letting little ones roam | Two proper bedrooms upstairs - with the main running full depth and fitted wardrobes included | Two en-suite shower rooms - a layout that adds privacy, convenience, and makes mornings feel far less hectic | Downstairs WC offers added comfort and convenience for visiting friends or everyday ease | A short stroll to Fairfield’s green spaces, Tesco Express, café and nursery | Letchworth, Hitchin and Arlesey stations all nearby - ideal for commuting or weekends away



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A Home With A Warm Welcome, In One Of Fairfield's Most Characterful Streets.

Bronte Avenue isn't your standard new-build road. Crescent-shaped and tree-lined, it feels a little different - more like the sweeping streets of Bath or Edinburgh than a typical estate. And this particular home sits on a wider-than-average plot, with space to enjoy the sun and room to breathe.

Whether you're just starting out, starting again, or looking to downsize in style, this could be your next chapter.

The living room runs the full depth of the house, with a window at the front and French doors at the back - which makes it easy to extend your living space on sunny days. It's a space that adapts to whatever the day calls for - quiet evenings, family catch-ups or lazy weekends.

A bay-fronted dining room area offers a spot to share meals or spread out with the paper and a coffee, and it connects neatly to the kitchen just behind which includes everything you need - integrated appliances, ample storage and practical worktops - all in a layout that just works for everyday life.

There's also a separate WC downstairs - ideal for guests or visiting grandchildren.

Upstairs, there are two good-sized bedrooms, the main of which spans the full depth of the house and includes built-in wardrobes. The second also fits a double bed comfortably, or makes a perfect guest room or home office.

Each bedroom has its own en-suite shower room — a rare and welcome touch that makes busy mornings easier, offers privacy for guests, and adds a sense of independence and ease whether you're sharing or hosting.

The garden is wider than most and has been thoughtfully landscaped to be both low maintenance and enjoyable. Whether you're sitting out with a morning coffee, planting up some herbs, or letting kids or dogs play freely, it's a space that's easy to enjoy without needing hours of upkeep. The lawn is bordered by neat pathways and planting, and with fencing all around, it offers a good sense of privacy too a calm, usable outdoor space to make your own.

You'll also benefit from a separate garage and allocated parking space, in a gated courtyard just behind the rear garden - so you're not fighting for a spot when you get home.

Fairfield is a special place - a community built with character, set among converted Grade II listed buildings, with tree-lined walks and open green space all around. There's a Tesco Express nearby, a café, local pub, nursery, and gym. For commuters, you've got easy access to Arlesey or Letchworth train stations and the A507/A1(M) - but coming home here still feels calm and separate from the day-to-day rush.

This isn't a house that needs work or imagination. It's one you can move into, settle in, and simply enjoy.



| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - TBC

Maintenance fee: £233.50 payable every six months

| GROUND FLOOR

Living Room: Approx 17' 6" x 11' 1" (5.34m x 3.37m)

Kitchen: Approx 9' 3" x 8' 8" (2.82m x 2.63m)

Dining Room: Approx 14' 4" x 10' 3" (4.37m x 3.12m)

Downstairs Cloakroom: Approx 5' 4" x 3' 6" (1.63m x 1.07m)

| FIRST FLOOR

Bedroom One: Approx 17' 5" x 11' 7" (5.30m x 3.52m)

En-suite: Approx 7' 7" x 5' 9" (2.31m x 1.75m)

Bedroom Two: Approx 10' 10" x 8' 10" (3.29m x 2.68m)

En-suite: Approx 9' 4" x 6' 4" (2.84m x 1.93m)

| OUTSIDE

Garage: Approx 17' 5" x 8' 7" (5.30m x 2.61m)

Enclosed rear garden with patio area

Gated access to the rear



Garage

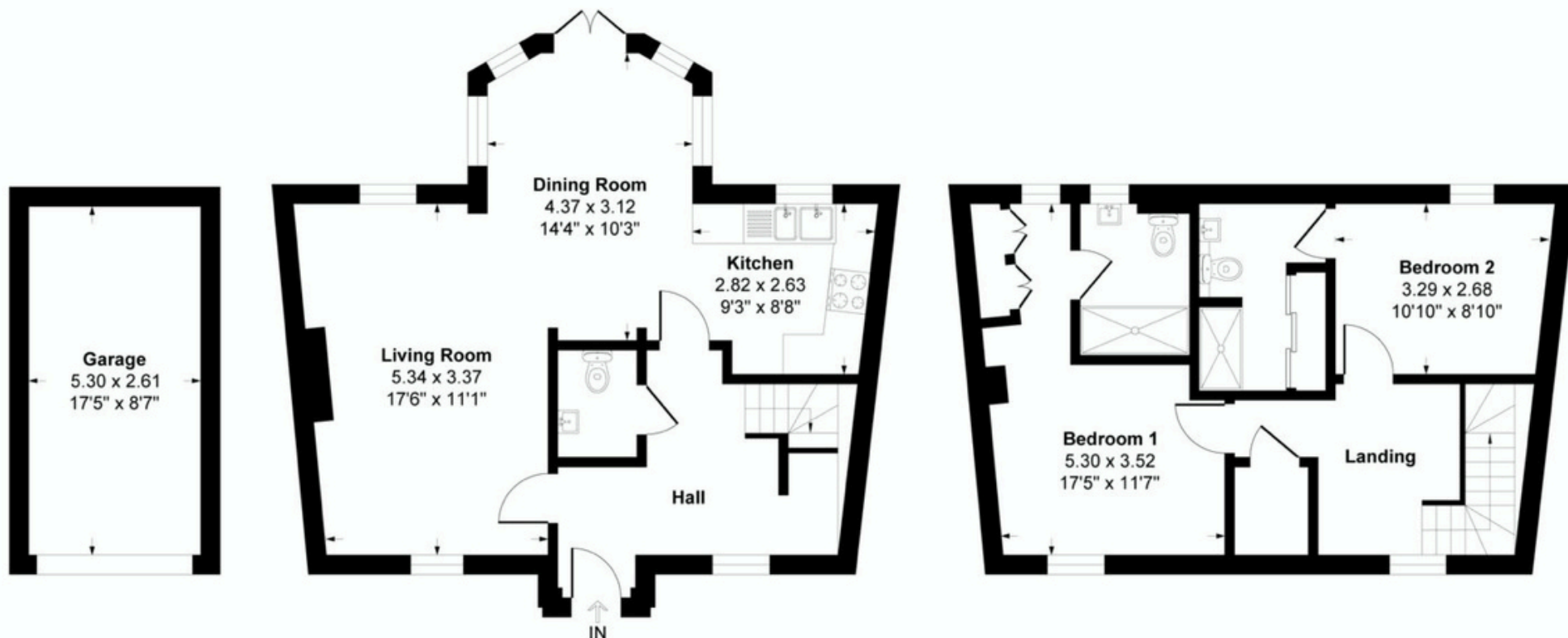
Approx. 13.8 sq. metres (148.8 sq. feet)

Ground Floor

Approx. 51.9 sq. metres (559.3 sq. feet)

First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 110.3 sq. metres (1187.3 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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