



Meadow Way, Stotfold Offers in Excess Of £400,000

No onward chain - fewer moving parts, quicker decisions and a cleaner path from offer to keys | Space you won't outgrow - approx 1,913 sq ft across four bedrooms and three living zones, so it fits family life now and later | Separate zones for work and play - front-to-back lounge plus two garden-facing rooms keep noise and clutter out of the main space | Kitchen that can be the hub - square footprint linked to a separate utility, so cooking stays clear of laundry and muddy boots | Four real bedrooms + two WCs - no box room; smoother mornings and a proper guest or home office option | Garden you'll actually use - wide, private and established with side access and greenhouse; space for goals, trampolines and long summer tables | Storage and projects sorted - 27ft garage and driveway, so bikes, buggies, tools and a bench don't steal living space | Good fundamentals - solid late-70s build with 2019 boiler and solar PV, so budget goes on finish and layout, not basics | Quiet, walkable setting - small street of 35 homes, about 8 minutes to Stotfold High Street for coffee, Co-op and everyday bits | Well connected - quick A1(M) access with A505/A10/M1 nearby; trains from Arlesey and Letchworth; Luton Airport within easy reach |



Room To Grow In A Quiet, Walkable Stotfold Street If you've been waiting for size and a sensible layout - not a quick flip with someone else's choices - this feels right.

How it lives day-to-day

You come into a proper hallway with a downstairs WC - coats, school bags, dog lead all have a home. The main living room runs front to back, so everyone fits without dragging furniture round to make it work. A second reception opens to the garden - easy to run as the dining room or a TV snug where toys don't spill into the lounge. There's a further garden-facing room that's tired but gives you another zone for hobbies, play or a calmer workspace.

The kitchen has a good square footprint and links to a separate utility, so cooking and laundry don't compete.

Space that scales with family life

Upstairs are four usable bedrooms - no token box room. The main spans close to 18ft, so wardrobes and a desk aren't a squeeze. A family bathroom and a second WC keep mornings moving.

Practical extras that make a difference

A 27ft garage takes bikes, buggies and kit without stealing living space — or explore future conversion if that suits (subject to the usual consents). Driveway parking helps with busy evenings and weekend visitors.

Garden you'll actually use

The aerials show it best: a wide, private garden with established planting, side access and a greenhouse. There's room for a goal, a trampoline and a long summer table - without signing up to full-time maintenance.

Why this spot works

Meadow Way is a small, quiet street of 35 homes. It's around eight minutes on foot to Stotfold High Street for everyday bits, coffee and buses. Parks and play areas are close; A1(M) links are quick; Arlesey and Letchworth stations cover London days when you need them.

What you'll likely do

It's clean but dated. Expect to refit kitchen and bathrooms, replace flooring and décor, and rethink the single-storey garden room ceiling. The bones help: a 2019 boiler and solar PV on the roof ease the list and let you focus on making it yours.

In short

About 1,913 sq. ft. of proper family space, a garden that invites use, and a walkable location. Not a show home — a starter for your next chapter.



| ADDITIONAL INFORMATION

Council Tax: Band - F

EPC Rating: C

| GROUND FLOOR

Living Room: Approx 17' 3" x 11'11" (5.27m x 3.63m)

Dining Room: Approx 17'6 x 11'11" (5.33m x 3.63m)

Kitchen: Approx 16'112 x 11'2" (5.15m x 3.40m)

Downstairs Cloakroom: Approx 6'3" (1.9m x 0.87m) x 2'10"

Lean to / additional reception: Approx 13'1" x 9'4" (4.00m x 2.84m)



| FIRST FLOOR

Bedroom One: Approx 17'5" x 11'1" (5.30m x 3.63m)

Bedroom Two: Approx 11'11" x 7'10" (3.64m x 2.40m)

Bedroom Three: Approx 12'2" x 7'10" (3.72m x 2.40m)

Bedroom Four: Approx 11'2" x 8'4" (3.41m x 2.53m)

Bathroom: Approx 6'11" x 5'11" (2.1m x 1.8m)

Toilet: Approx 6'2" x 4'6" (1.88m x 1.36m)

| OUTSIDE

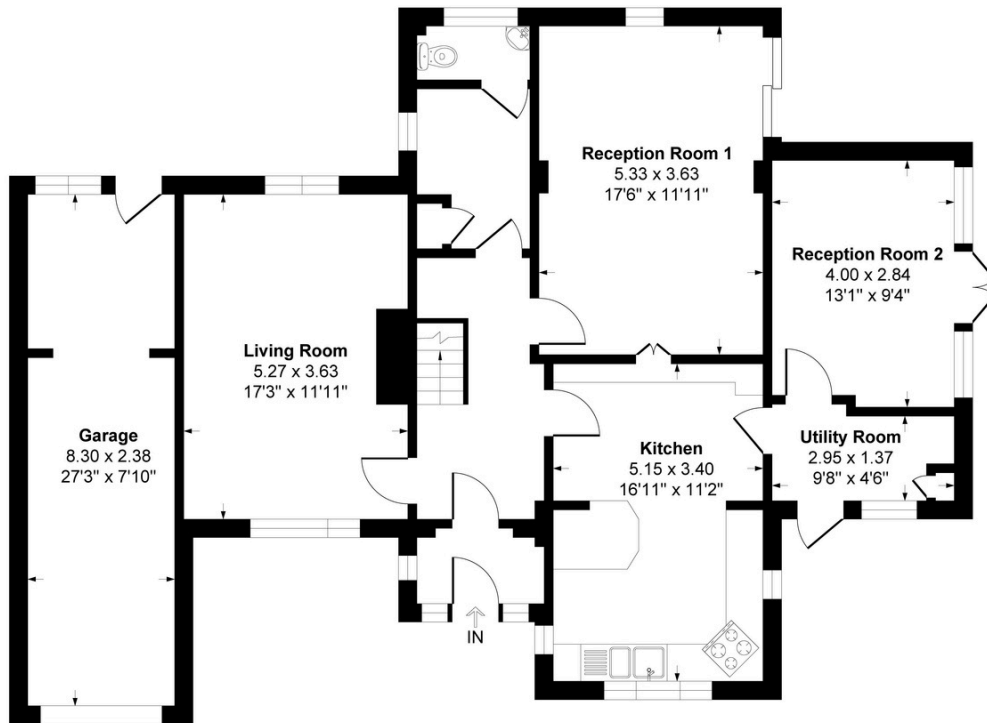
Garage: Approx 27'3" x 7'10" (8.30m x 2.38m)

Driveway providing off road parking for at least two cars



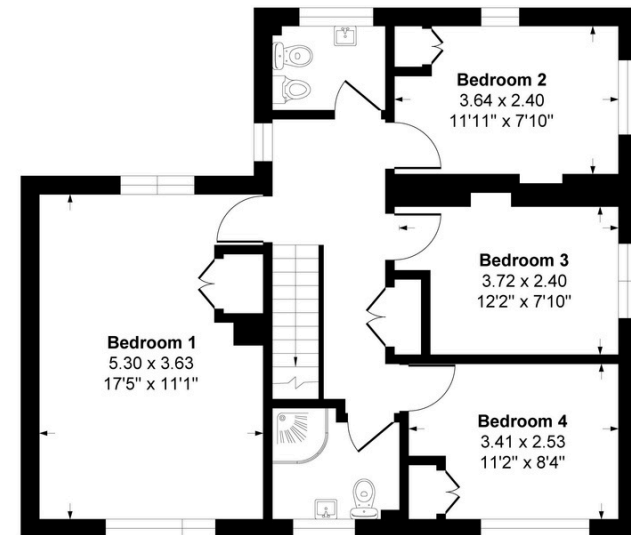
Ground Floor

Approx. 112.9 sq. metres (1215.5 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 177.7 sq. metres (1913.0 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	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC