



Baldock Road, Letchworth Offers in Excess of £650,000



Over 1,800 sq. ft. across three floors – rare scale for a Letchworth semi, giving families room to grow without compromise | Open-plan kitchen/diner with roof lantern – the natural hub of the home, with space for big tables, homework and gatherings | Family living space with log burner – cosy in winter, sociable all year, set up as the main lounge for everyday life | Bay-fronted second reception – currently a TV room snug, but adaptable as a formal dining room, playroom or retreat | Private loft suite with shower room – parents get their own floor and privacy at the top of the house | Three further bedrooms and a family bathroom – practical for children of all ages, with a shower for mornings and a bath for kids' bathtimes or long soaks | Utility and downstairs shower room – keeps the noise, mess and laundry out of sight, and makes hosting guests simpler | Garden office behind the garage – separation and focus for hybrid working, hobbies or a studio | Wide lawn and parking for two-three cars – easy outdoor space for play and entertaining, plus no evening parking stress | Well-connected location – within easy reach of schools, green spaces and town life, with fast trains to London, quick links to the A1(M), and Baldock and Hitchin just minutes away



**Space, Warmth And Flexibility To Shape Your Family's Next Chapter.** Some houses are easy to live in, others actively help you get more out of life. After more than twenty years here, the owner has shaped this 1930s semi into somewhere that keeps up with busy weekdays, makes weekends more enjoyable, and gives everyone space when they need it.

The hub of the home is the big open-plan kitchen and dining area. Light pours in through the roof lantern, making mornings brighter, while the scale means you can seat a full table for family meals and gatherings. Because it flows straight into the family living space, you don't lose anyone to another room – homework, TV, cooking, or a glass of wine with friends all happen in one sociable sweep. The wood-effect flooring makes it practical too: easy to keep clean, whether it's muddy boots or a dropped juice cup.

That family space is also where you'll find the log burner – the kind of feature that pulls everyone together on autumn evenings or becomes the backdrop for Christmas mornings. It's set up as the main living room, but with so much square footage you've got freedom to adapt.

At the front, the bay-fronted room is currently arranged as a TV snug, giving you a second living area, but could just as easily be used as a dining room, playroom or library-style retreat. With the same hard flooring as the rest of the ground floor, it feels part of the home but still a space with its own identity.

Life's practicalities are taken care of too. A utility room keeps laundry, boots, and the dog's kit out of sight. A downstairs shower room saves guests from trekking upstairs and makes family life easier when everyone's rushing in and out. And tucked behind the garage is a proper office – just far enough from the house to give you focus, with the shortest commute imaginable.



When the day's done and it's time to relax and recharge your batteries, the bedrooms give everyone their own space. On the first floor, two are well-sized for children as they grow, with room for desks as well as beds, while the third is ideal as a younger child's room, nursery or even a quiet study. All are carpeted for warmth and comfort. The family bathroom works around daily routines – a shower to get you going in the morning, and a bath for kids' bathtimes or long evening soaks.

At the very top of the house, the loft has been turned into a main suite with its own shower room. Separate from the rest of the bedrooms, and carpeted for a softer feel underfoot, it's somewhere for parents to enjoy a bit more privacy.

Got a car? The front drive comfortably takes two or three, so no more evening parking juggle.

And then there's the location. This stretch of Baldock Road puts you within easy reach of three towns – Letchworth, Baldock and Hitchin – giving you plenty of choice for schools, parks, independent shops, pubs and restaurants. Trains run direct to King's Cross in around 35 minutes, and the A1(M) is just minutes away for quick road links north and south. Even closer to home, Norton Common and Broadway Gardens give you green space without getting in the car. It's a spot that makes daily life simple, but also gives you options at the weekend.

Over the years, the house has grown alongside its household – the kitchen extension creating a real heart to the home, the loft conversion giving parents their own space, and the utility and office making everyday routines simpler. It's all been done with living here in mind, not just to tick boxes, and now it's ready for the next chapter with a new owner.

**| ADDITIONAL INFORMATION**

Council Tax Band - D

EPC Rating - TBC





## | GROUND FLOOR

Living Room: Approx 14' 4" x 11' 11" (4.37m x 3.64m)

Reception Room: Approx 15' 2" x 11' 11" (4.63m x 3.64m)

Kitchen / Diner: Approx 18' 4" x 10' 4" (5.60m x 3.14m)

Utility Room: Approx 7' 7" x 6' 4" (2.30m x 1.93m)

Shower Room: Approx 6' 11" x 5' 7" (2.11m x 1.70m)

## | FIRST FLOOR

Bedroom Two: Approx 14' 2" x 11' 11" (4.31m x 3.64m)

Bedroom Three: Approx 11' 11" x 11' 2" (3.64m x 3.40m)

Bedroom Four: Approx 9' 11" x 7' 10" (2.93m x 2.40m)

Bathroom: Approx 7' 9" x 8' 0" (2.36m x 2.44m)

## | SECOND FLOOR

Bedroom One: Approx 15' 7" x 13' 9" (4.74m x 4.18m)

En-suite: Approx 6' 8" x 6' 0" (2.03m x 1.83m)

## | OUTSIDE

Garage: Approx 12' 3" x 8' 11" (3.74m x 2.73m)

Office: Approx 7' 9" x 4' 11" (2.35m x 1.50m)

Driveway to the front offers off road parking for a number of cars

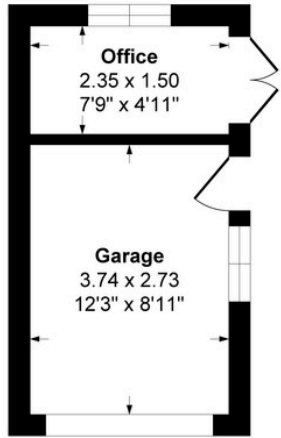
Large rear garden with gated access to the front





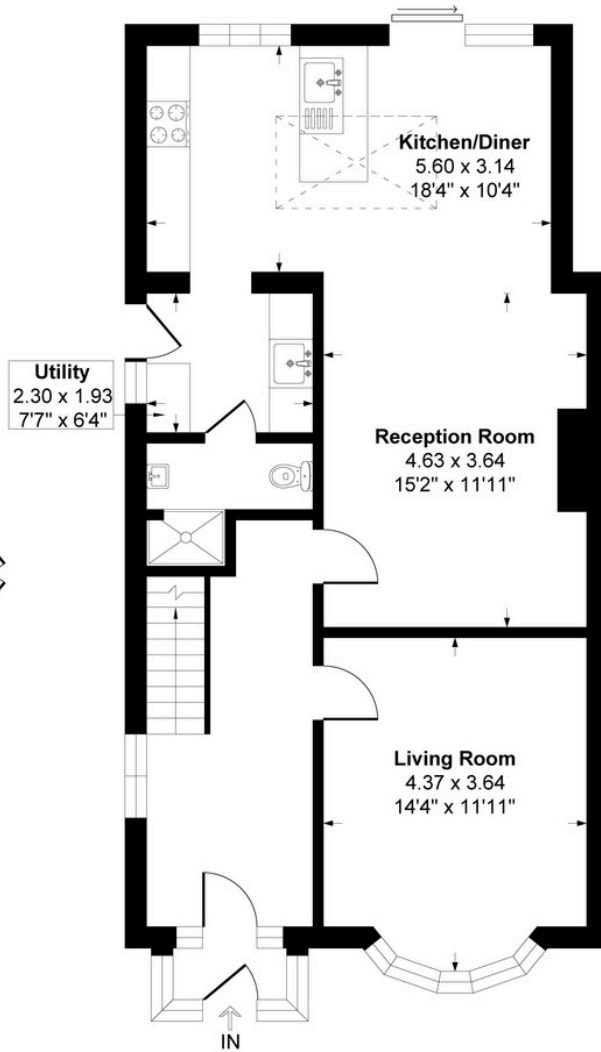
## Outbuilding

Approx. 14.8 sq. metres (159.5 sq. feet)



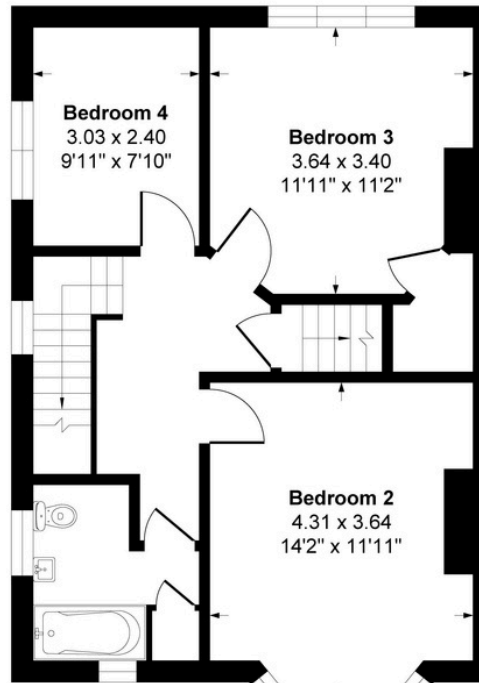
## Ground Floor

Approx. 75.3 sq. metres (811.5 sq. feet)



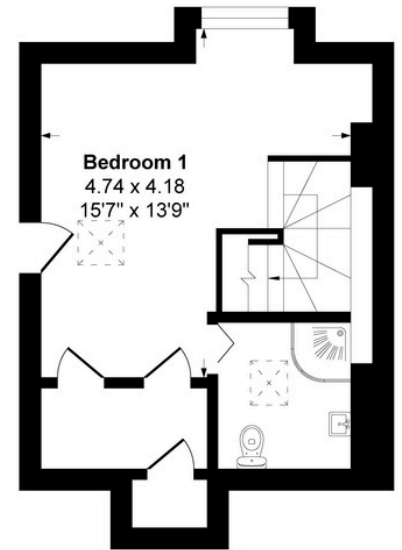
## First Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



## Loft Floor

Approx. 24.4 sq. metres (264.9 sq. feet)



Total area: approx. 171.2 sq. metres (1843.0 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](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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