



**Alleyns Road, Stevenage Guide Price of £450,000**

No onward chain - clearer, faster move with less uncertainty hanging over the process | Detached early 1900s home on a true corner plot - more breathing space and fewer shared boundaries than most nearby homes | Just under 1,000 sq ft of internal space - older proportions that feel generous rather than squeezed | 22ft living and dining room - space to host, relax and live without constantly rearranging furniture | Separate kitchen with direct garden access - keeps cooking practical while social space stays calm | Separate ground floor WC - one of those everyday comforts you quickly take for granted | Three genuinely usable bedrooms - flexibility for family life or working from home | Shower room with natural light and space to move - mornings feel straightforward, not rushed | Wrap-around garden with patio and lawn - room for outdoor dining, play or simply switching off | Well connected for everyday life - around 30 minutes to Kings Cross, easy A1(M) access and airports within straightforward reach.



Not every home in Stevenage's Old Town is created equal.

Some are terraces. Some are semis. Very few are detached, sitting confidently on a corner plot with real breathing space around them. This is one of those few.

Set back behind established hedging and wrapping around its plot, the house immediately feels more substantial than the average. The corner position gives you width as well as depth - lawn and patio that aren't an afterthought, a proper driveway, and a detached brick garage that offers genuine practical space beyond simply parking a car.

Inside, the proportions remind you this is an early 1900s build. The main living space runs the full depth of the house at just over 22ft, giving you options rather than limitations. Sofas and media at one end, dining table by the window at the other, fireplace providing a natural focal point in between. It's a space that works for real life - homework at the table while dinner is finishing, friends over without everyone perched on top of each other, a quiet evening where you can properly switch off.

The kitchen is separate and sensibly laid out in a modern shaker style with warm wood worktops and plenty of preparation space. Two windows bring in natural light, and the door out to the garden makes everyday routines easy - summer evenings flowing outside, muddy trainers not trailing through the house.

A downstairs WC off the hallway is one of those features you don't think about until you have it - and then wouldn't want to be without.

When it's time to get your head down, the upstairs delivers the same sense of proportion. The main bedroom gives you space around the bed rather than just room for it - somewhere to properly relax and recharge at the end of a long day. Bedroom two is a comfortable double, not a squeezed spare, and the third room works just as well as a nursery, child's room or a calm home office that doesn't encroach on the rest of the house. Mornings feel straightforward rather than rushed.



The shower room isn't tucked into a corner; it's a proper space with a wide window bringing in natural light while you get ready. There's room to move, somewhere to put things down, and enough air and brightness to start the day without feeling boxed in.

Outside is where this home quietly sets itself apart. The garden wraps around with patio space for seating and a central lawn that isn't overshadowed by extensions or squeezed between boundaries. The detached garage and adjoining workshop/utility space add flexibility that many nearby homes simply don't have – storage for bikes and pushchairs, a hobby space, or room to keep the practical side of life separate from the living areas.

Being in the Old Town isn't just a label. It's the original part of Stevenage – Victorian and early 20th-century homes, independent shops, pubs and cafés along a proper High Street rather than a shopping centre. You can walk out for coffee on a Saturday morning, dinner midweek, or meet friends without planning around car parks.

For commuters, Stevenage mainline station is within reach, offering fast trains into London King's Cross in under 25 minutes, which makes the location practical as well as characterful. Lister Hospital is nearby, and the surrounding roads feel established and settled rather than part of a newer estate.

First-time buyers wanting a house rather than a compromise, couples looking for room to grow, young families who value garden and parking, or downsizers who still want space to host and breathe, this is the kind of detached home that rarely becomes available.

Solid, well-proportioned and ready to move straight into – with space around you rather than pressing in.

## | ADDITIONAL INFORMATION

COUNCIL TAX BAND: E (£2,788 P.A.)

EPC RATING: D

## GROUND FLOOR:

Living Room: Approx 22'0" x 11'11" (6.70m x 6.32m)

Kitchen: Approx 12'3" x 9'9" (3.73m x 2.96m)

D/S Toilet: 4'8" x 3'2" (1.41m x 0.97m)

## FIRST FLOOR:

Bedroom One: Approx 13'1" x 9'7" (3.98m x 2.93m)

Bedroom Two: 11'10" x 8'7" (3.61m x 2.61m)

Bedroom Three: 9'9" x 8'7" (2.96m x 2.61m)

Shower Room: Approx 9'8" x 9'4" (2.94m x 2.85m)

## OUTSIDE:

Gardens to front side and rear - corner plot

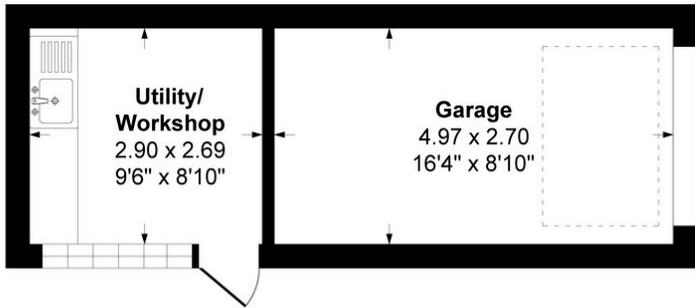
Driveway providing off road parking

Garage



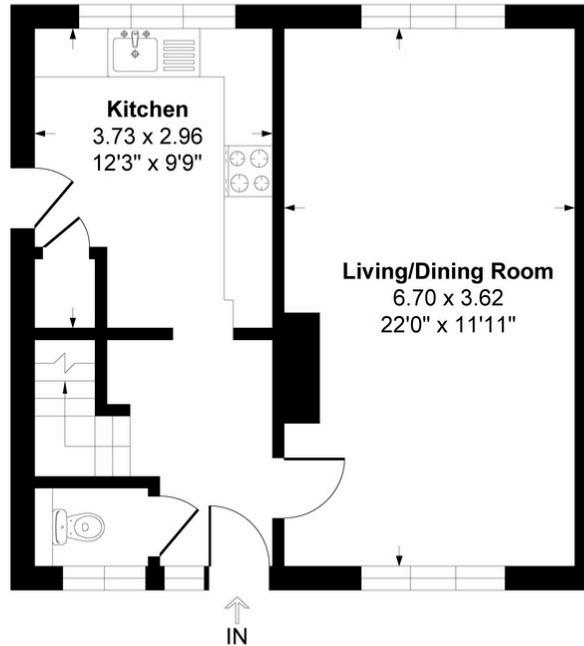
## Outbuilding

Approx. 21.5 sq. metres (232.2 sq. feet)



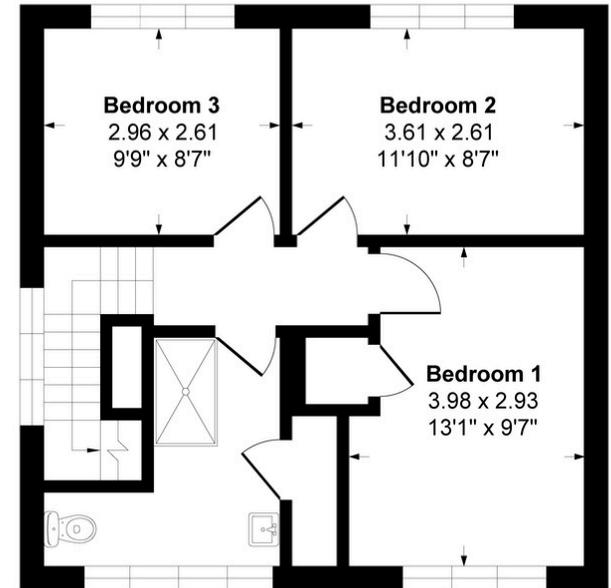
## Ground Floor

Approx. 45.0 sq. metres (485.3 sq. feet)



## First Floor

Approx. 45.0 sq. metres (485.3 sq. feet)



Total area: approx. 111.5 sq. metres (1202.8 sq. feet) Including Outbuilding

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>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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	