



Station Road, Letchworth Offers in Excess of £400,000

NO STAMP DUTY for First Time Buyers | Are you DOWNSIZING from a large property but don't want to compromise on space. Is a central location important to you - shops on your doorstep? | Utility bills a worry - gas central heating and uPVC double glazed windows - that'll save you money AND give you lots of control over your heating | Downstairs toilet - no need for guests to go upstairs for the bathroom | Newly re-fitted MODERN kitchen - neutrally decorated with lots of cupboard and working space | Great sized living room with wooden flooring - no need to worry about stains to carpets. Lots of natural light from the bay window and nice feature chimney breast | Conservatory which provides additional living space - ideal for dining and dinner parties but also a place to sit and soak in some sun | Great size rear garden with gated access to rear and to GARAGE. Ideal space for summer months - BBQ's / Garden parties or just to relax and read a book | GARAGE en-bloc and space to park in front. Unusual for a town centre location and ideal for those who travel by car | LOCATION, LOCATION, LOCATION - centre of town and less than 200 yards from the mainline STATION



Is location and convenience a priority for you? Are you Looking for a cottage style characterful home that won't break the bank? Look no further than this charming 3 bedroom Early Garden City property! Are you looking to downsize to a more manageable home without sacrificing on space or style? This property will suit a range of buyers and offers the perfect balance of comfort, convenience, and charm.

The living room is a great space with neutral modern décor, feature fireplace and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style. The wooden parquet flooring not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living. Whether you have pets or children, you can rest assured that spills and messes can be easily wiped away.

Downstairs, you'll find a toilet - ideal for busy families who need to get ready in a hurry and there's no need for guests / visitors to go upstairs to the bathroom.

The kitchen, has recently been re-fitted and is a bright neutrally decorated space with modern units and contrasting splashbacks with lots of natural light from the windows overlooking the garden - ideal for aspiring chefs and equipped with everything you need to whip up a delicious meal. And with plenty of storage space and work surfaces, you'll never have to worry about clutter or cramped cooking conditions.

Upstairs, you'll find a large main bedroom with lots of built in wardrobe space and a generously proportioned second bedroom also with a built in cupboard. The third bedroom is an ideal nursery for those wanting to start a family and for those working from home it is a great office space. A modern bathroom provides the space to unwind with a relaxing soak after a long hard day, or an invigorating shower in the morning.

But that's not all - outside, you'll a great sized mature garden with both lawn and patio areas, perfect for hosting summer barbecues or just enjoying a glass of wine on a warm evening. There is even hard standing for a shed / space for a summer house. You can reach the GARAGE en-bloc through a gate to the rear where you can also park a car



And with great local schools and green spaces like the Greenway and Norton Common just a stone's throw away, there's plenty to keep you and your family occupied all year round. Letchworths mainline station is just half a mile away and you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) serves the town well and takes you North and South.

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

EPC - D

Council Tax Band - D

| GROUND FLOOR

Living Room: Approx 14' 6" x 12' 1" (4.42m x 3.68m)

Kitchen: Approx 12' 4" x 7' 8" (3.76m x 2.34m)

Conservatory: Approx 11' 1" x 9' 3" (3.38m x 2.82m)

Downstairs Cloakroom: Approx 3' 7" x 2' 6" (1.09m x 0.76m)

| FIRST FLOOR

Bedroom One: Approx 12' 1" x 10' 0" (3.68m x 3.05m)

Bedroom Two: Approx 9' 9" x 7' 6" (2.97m x 2.29m)

Nursery / Study / child's' bedroom: Approx 7' 9" x 5' 9" (2.36m x 1.75m)

Bathroom: Approx 5' 9" x 5' 4" (1.75m x 1.63m)

| OUTSIDE

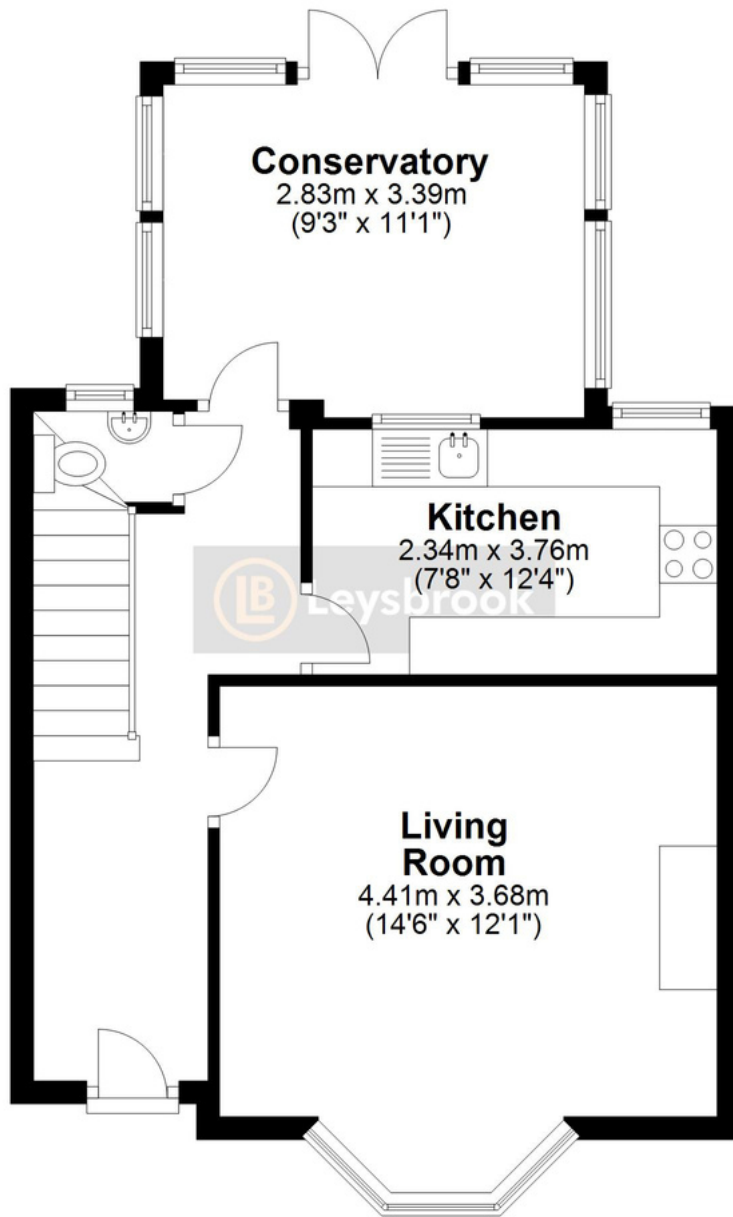
Enclosed rear garden mainly laid to lawn with borders. Shed. Gated access to rear.

Garage en bloc at rear of the property providing OFF ROAD PARKING



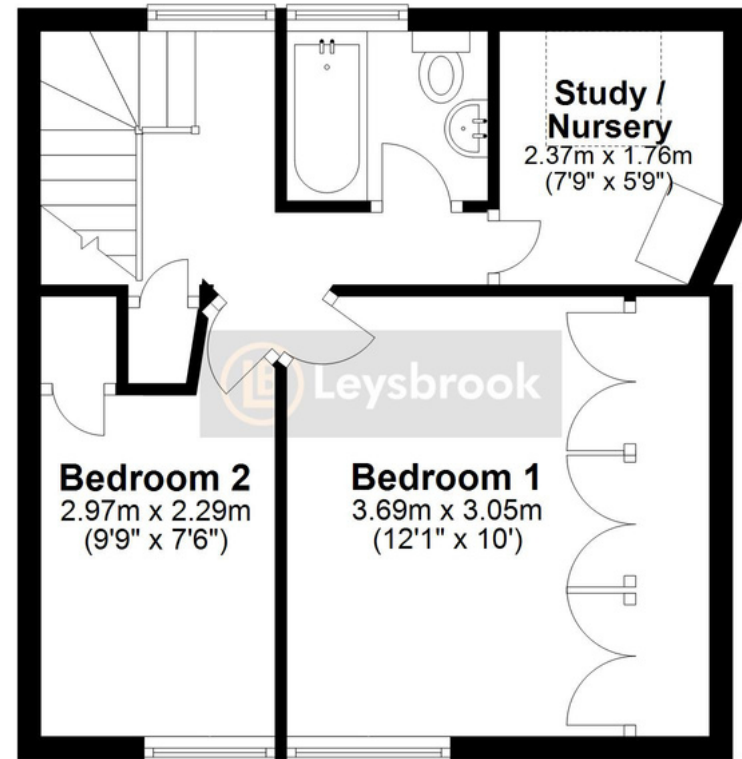
Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 77.0 sq. metres (828.5 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 misstatement. 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 