



Highfield, Letchworth Guide Price Range £650,000 to £700,000

GUIDE PRICE RANGE £650k to £700k | Detached Family Home - Enjoy the privacy and freedom of no shared walls | Refitted Modern Kitchen - A culinary hub with views over the expansive garden. Dreamy spot for washing up although there's plumbing for a dishwasher | 18ft Lounge with Fireplace - Perfect for cosy family gatherings and relaxation | Separate Utility Room - Keeps household management tidy and efficient | High-Quality Conservatory - Extend your living space and enjoy the garden views year-round | Flexible Additional Room - Suitable for a home office, playroom, or teen den | Main Bedroom with En-Suite - A private retreat for parents, ensuring comfort and convenience | 100+ ft Garden - Ample space for children to play and adults to entertain | Near Top-Rated Schools - Ideal for giving your children the best educational start | Off-Road Parking: Driveway offering two parking spaces, adding convenience for homeowners with vehicles |



GUIDE PRICE £650k to £700k. Imagine a home that not only offers a serene haven for your family but also a vibrant space to create lifelong memories. Welcome to your next chapter in a detached family home, perfectly situated near top-rated schools to foster the best educational opportunities for your children.

Step into a welcoming entrance hall that leads you to an inviting 18ft lounge. Here, the warmth of the parquet floor and the charm of an open fireplace create a cosy atmosphere for family gatherings or a quiet evening by the fire. The lounge opens to a spacious, high-quality conservatory that seamlessly blends indoor comfort with outdoor views. This versatile space is perfect for hosting dinner parties or enjoying sunny weekend breakfasts with a view of your expansive garden.

The heart of the home is the refitted kitchen. Whilst it is not contemporary cutting-edge design, it is modern and it's a place where you can cook hearty meals on the integrated hob and in the double oven. There is plenty of counter space and cupboards for your culinary adventures. A large window overlooks the rear garden and lets in lots of natural light and the tiled flooring is easy to clean and maintain.

Next to the kitchen, a practical rear lobby with direct access to the garden and garage makes daily logistics smoother. It leads to a convenient utility room, simplifying your life with a compact setup for laundry and additional storage.

For those working from home who need a study separate from the living space or for a kid's playroom / teenage den / snug there is an additional room to the front of the house - perfect for any or would serve equally well as a dining room.

Downstairs, you'll also find a toilet hugely beneficial for family life and there's no need for guests / visitors to go upstairs to the bathroom.

Upstairs, the stripped pine floorboards guide you through a well-lit landing to three bedrooms. The main bedroom, with dressing area with built in wardrobes and an en-suite bathroom, is a peaceful retreat after a busy day. The additional bedrooms offer flexibility, easily adaptable as children's rooms, guest rooms, or home offices, each filled with natural light and warmth.



Outside, the rear garden extends over 100ft, a vast canvas for your family's outdoor activities and future garden projects. The large patio area is a prelude to adventures in the sizable lawn, where children can play freely in a secure environment.

Own a car? You'll appreciate the off-road parking to the front for two cars, and the ample on street parking for guests and visitors too. A garage provides ample storage space for tools, bikes, garden, and sports equipment.

Located in a community focused on family life, this home is not just a place to stay—it's a place to live well, grow, and thrive. It promises a lifestyle of convenience, comfort, and enjoyment, ensuring you're investing in a future filled with opportunity and fulfilment. For young families, there's a great selection of good Primary and Secondary Schools nearby (two within a stone's throw). Green spaces like the Greenway provide great outdoor areas for dog walking, running, and cycling.

This home also keeps commuting simple, whether it's a dash to the city or a drive along the A1(M). With the mainline station just over a mile away 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.

Don't just dream about the perfect family home—come see it for yourself and start living the life you've imagined. Schedule a viewing today and take the first step towards a new beginning in a home that grows with you.

| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 17' 10" x 11' 5" (5.44m x 3.48m)

Kitchen: Approx 16' 6" x 8' 8" (5.03m x 2.64m)

Snug: Approx 10' 7" x 9' 9" (3.23m x 2.97m)

Conservatory: Approx 15' 0" x 12' 3" (4.57m x 3.73m)

Utility Room: Approx 9' 6" MAX x 7' 7" (2.90m x 2.31m)

Downstairs Cloakroom: 4' 4" x 3' 1" (1.32m x 0.94m)

| FIRST FLOOR

Bedroom One: Approx 10' 7" x 9' 10" (3.23m x 3.00m)

En-Suite: Approx 7' 7" x 4' 5" (2.31m x 1.35m)

Bedroom Two: Approx 11' 4" x 10' 3" (3.45m x 3.12m)

Bedroom Three: Approx 10' 7" x 7' 2" (3.23m x 2.18m)

Bedroom Four: Approx 10' 7" x 6' 8" (3.23m x 2.03m)

Bathroom: Approx 6' 8" x 5' 4" (2.03m x 1.63m)

| OUTSIDE

Off road parking for two cars

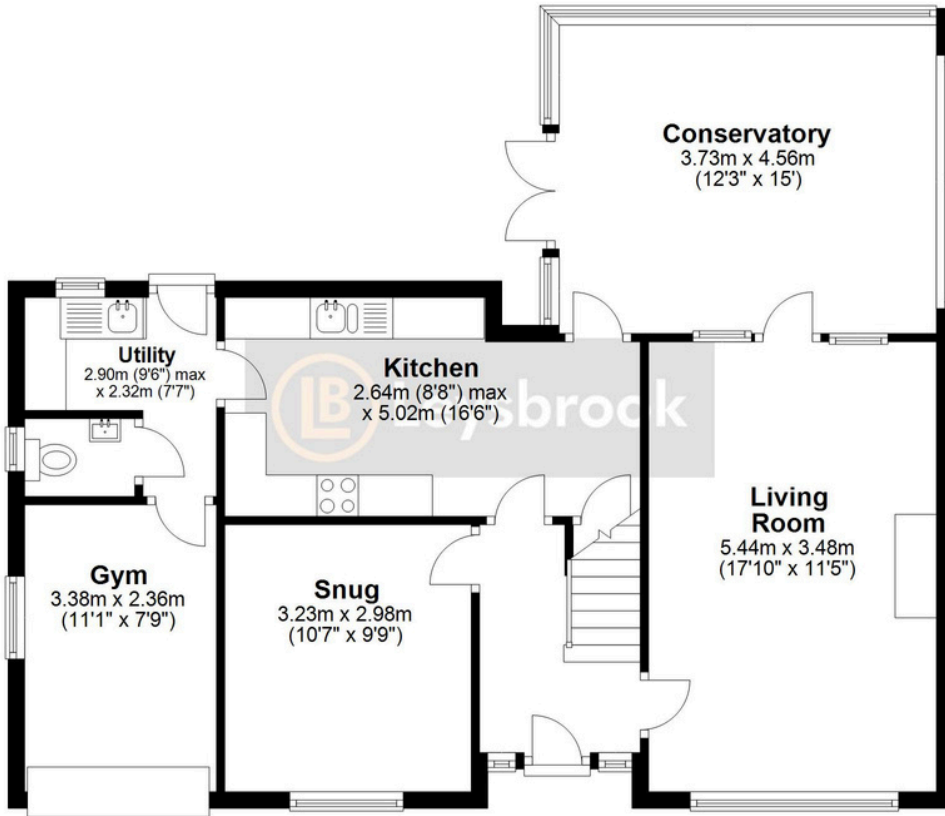
Large mature rear garden with patio area and gated access to the front





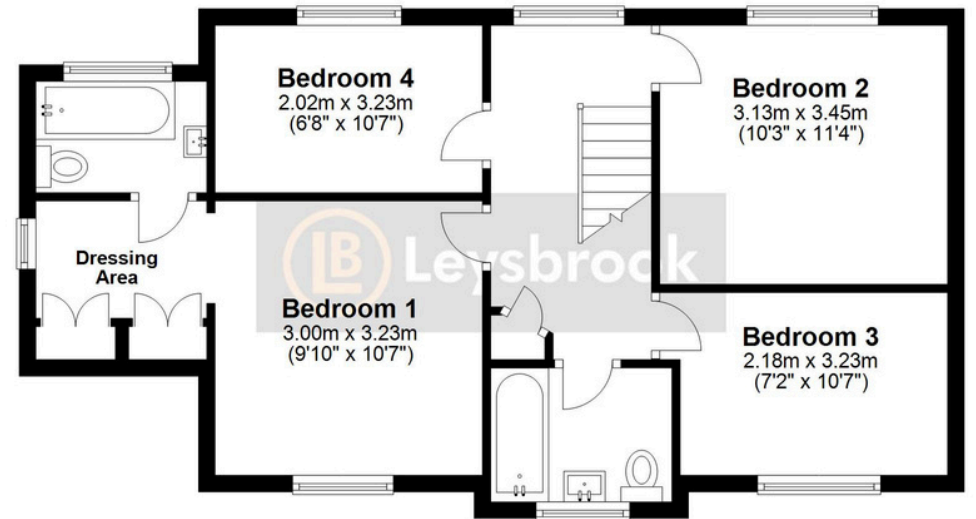
Ground Floor

Approx. 79.3 sq. metres (853.6 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 134.3 sq. metres (1446.0 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 mis-statement. 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		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC