



Bowyer Drive, Letchworth Offers in Excess of £500,000

Five genuine double bedrooms across three floors – ideal for families, guests, hobbies or hybrid working | Crescent-style lounge with French doors and front-to-back layout – a standout entertaining and everyday living space | Refitted kitchen/diner with butler sink, metro tiles, gas hob and corner bench seating – practical and sociable | Wide central staircase with large landing window – more open, light and connected than typical townhouses | Main bedroom runs full depth of the home – includes dressing area and private en-suite | Family bathroom with shower over bath – great for fast-paced mornings or long evening soaks | South-West-facing garden – patio and artificial lawn for easy upkeep and outdoor living | Converted garage creating a flexible extra living space – perfect as a playroom, home office or teen den | Walkable location close to schools, green spaces, cafés and the station – easy routines, better weekends | Under a mile to Letchworth station (London in 40 mins), A1(M) just minutes away, and easy access to Luton, Stansted and Heathrow airports for national and international travel



This Is One Of The Larger Homes Within Letchworth's Phoenix Park - a well-established development known for its family-friendly layout, easy town access, and green surroundings. Set over three floors with five double bedrooms, it offers a smart blend of space, flexibility and location, all within walking distance of local schools, parks and the town centre.

This isn't your typical modern layout - there's a sense of space, flow, and flexibility here that sets it apart from most new-build homes.

The wide central hallway leads to a refitted kitchen/diner sits to the front, with bold metro tiling, a classic butler sink (because who doesn't want one?), space for a full-height fridge/freezer, and built-in ovens with a gas hob ready for culinary creativity. Built-in bench seating wraps neatly into a corner alcove - a relaxed, sociable spot for weekday meals or lazy weekend brunches.

To the rear, a converted garage has been transformed into a flexible living space - ideal as a playroom, snug, teen den or work-from-home office. The hard flooring not only looks great but is easy to maintain and it's a space you'll enjoy spending time in.

The main living room, runs front to back with a crescent-style curve that brings in extra light and gives a real sense of width. There's more than enough room here for large sofas, a media unit and anything else that makes a living room feel like home. French doors open out to the southwest-facing garden - a low-maintenance mix of patio and artificial lawn, perfect for al fresco dinners, kids' play, or simply sitting out with a glass of something cold.

On the first floor, the main bedroom runs the full depth of the house and includes a separate dressing area with fitted wardrobes, and a private en-suite with a walk-in shower. There are two further double bedrooms on this floor, along with a family bathroom that's well suited to both fast-paced mornings and evening soaks.



A wide staircase with a large landing window connects the floors and helps everything feel more open and connected than many three-storey layouts manage.

The top floor adds two more genuine double bedrooms - one with an en-suite - giving you flexibility for guests, older children, hobbies, or blended working arrangements without compromise.

Got a car - parking is provided via a driveway to the front, with further space and visitor spaces available within the development. The house sits near the edge of a quiet residential loop - so although you're technically road-facing, it's a street used almost entirely by residents and visitors.

Phoenix Park is a modern, well-connected development on the northeast side of Letchworth — popular with families, professionals and commuters for its easy links, green spaces and walkable access to schools, shops and the station. Green space is close by, with Baldock Road Rec and its tree-lined play area just a few hundred metres away, while the Greenway and town centre are both within reach on foot. It's the kind of neighbourhood where kids still play out, neighbours stop to chat, and weekend walks to the café or rec become part of the rhythm.

The square footage, flow and practicality of this home will appeal to buyers who want more than just another new build. If you're upsizing, relocating, or simply want a home that works hard without shouting about it - this one's worth a closer look.

| **ADDITIONAL INFORMATION**

Council Tax Band - E

EPC Rating - C

Leasehold - 972 years remaining

Service Charge - £200.88 P.A.



| GROUND FLOOR

Living Room: Approx

Kitchen / Diner: Approx 18' 3" x 11' 0" (5.50m x 3.35m)

Family Room: Approx 17' 0" x 8' 8" (5.18m x 2.63m)

Downstairs Cloakroom 6' 6" x 5' 1" (1.98m x 1.55m)

| FIRST FLOOR

Bedroom One: Approx 11' 1" x 11' 0" (3.39m x 3.36m)

Dressing Area: Approx 6' 9" x 4' 5" (2.06m x 1.35m)

En-suite: Approx 6' 8" x 4' 4" (2.03m x 1.32m)

Bedroom Four: Approx 10' 11" x 10' 0" (3.33m x 3.05m)

Bedroom Five: Approx 14' 3" x 6' 11" (4.35m x 2.10m)

Bathroom: Approx 8' 10" x 7' 1" (2.69m x 2.16m)

| SECOND FLOOR

Bedroom Two: Approx 15' 1" x 14' 2" (4.59m x 4.33m)

En-suite: Approx 9' 5" x 4' 0" (2.87m x 1.22m)

Bedroom Three: Approx 14' 1" x 10' 3" (4.30m x 3.12m)

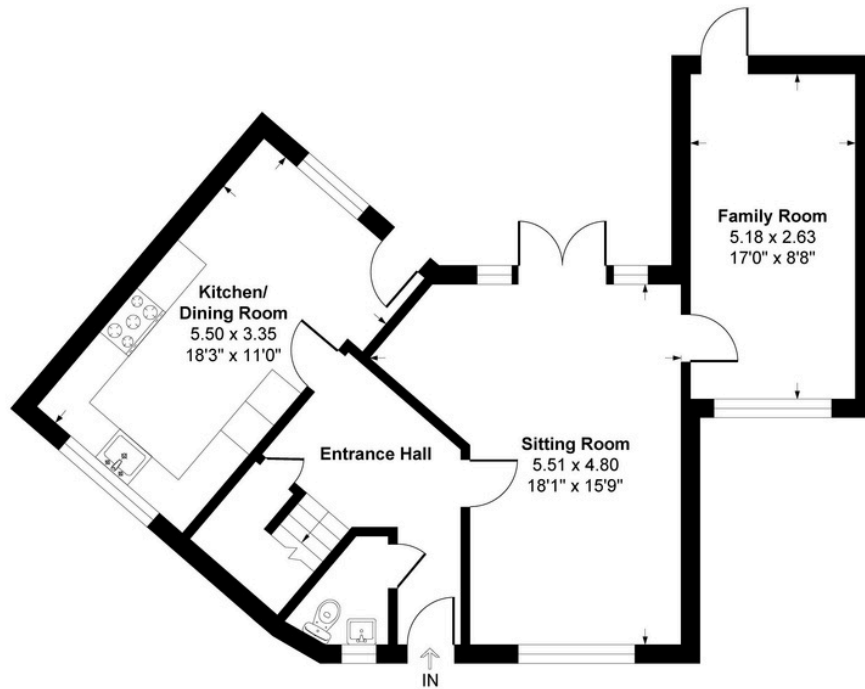
| OUTSIDE

Driveway providing off road parking



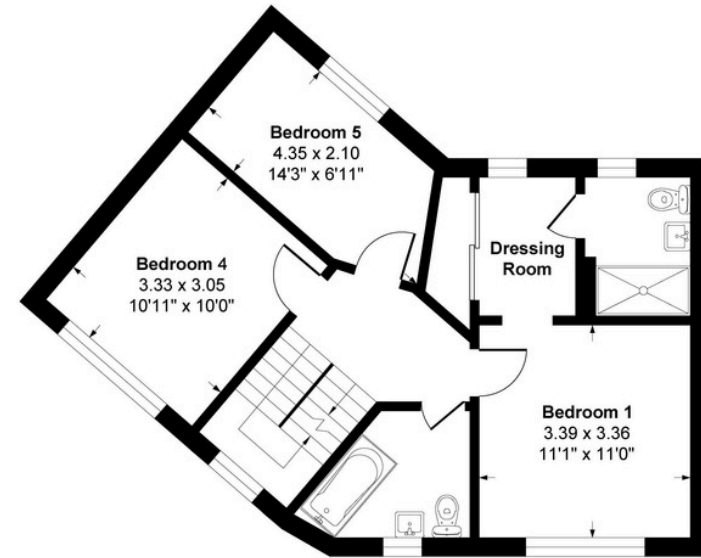
Ground Floor

Approx. 68.4 sq. metres (736.2 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Second Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 160.0 sq. metres (1722.1 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		83
(69-80) C	75	
(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