



Spacious Detached Home: Enjoy ample living space on a large corner plot with plenty of room for your family | **Modern Kitchen/Diner:** An 18ft kitchen/diner with bespoke fittings and ceramic wooden effect flooring, perfect for families | **Aspiring Chef's Dream:** Ample worktops, storage, and space for a range-style cooker make cooking a delight | **Inviting Living Room:** A large, modern living room ready for your personal touch, ideal for relaxing or entertaining | **Flexible Use Room:** Converted garage space offers potential for a nursery, playroom, games room, or an annex | **FOUR DOUBLE bedrooms** - Main with en-suite larger than a lot of bathrooms. Plenty of space for guests to stay | **Beautiful Garden:** Landscaped rear garden with two patios and a lawn, perfect for family BBQs and outdoor fun. Shed for additional storage | **Ample Off-Road Parking:** Driveway parking available for three vehicles, convenient for families with cars | **Convenient Location:** Just over a mile walk to the town centre and station, making commuting and shopping easy | **Excellent Schools and Amenities:** Close to good primary and secondary schools, leisure centres, and community clubs



An Attractive, Imposing And Spacious, Detached Home, On A Large Corner Plot With Ample Parking. All just over a mile walk to the town centre and station and ready to move your furniture in. We don't expect this property to be on the market for long, so don't miss the opportunity to buy.

The ground floor of this home has an 18ft modern kitchen / diner with a door leading to the rear garden. A wonderful space with bespoke fittings and ceramic wooden effect flooring which not only looks great but is perfect for busy families with kids and pets, as it is easy to clean and maintain.

Ample work tops and storage together with space for a range style cooker make it a great kitchen for aspiring chefs who love to cook up a storm and there's ample room for a table and chairs too.

A large living room is the perfect space to relax and unwind of an evening or to entertain guests after a hearty meal. The modern clean finish means that you can just move your own furniture, soft furnishings and décor that reflects your personal style.

The layout creates a warm and inviting atmosphere that is perfect for entertaining family and friends. It seamlessly blends indoor and outdoor living with French doors to a pergola style patio together with a spacious dining area which offers plenty of room for a large table and chairs, making it the perfect spot for dinner parties and gatherings.

Converted from the original garage, a large 17ft by 11ft room is currently utilised by the owners for their child-minding business. It offers immense potential for various uses such as a nursery, playroom, teenage games room, or even an annex for extended family.



The room is brightly decorated and equipped with ample storage solutions, making it an ideal space for children. An adjoining office and a toilet enhance its functionality. Should you prefer, it can also be converted back into a double garage.

Come the end of a day, when it's time to unwind and recharge your batteries, the 4 DOUBLE bedrooms are made for cozying up. The main bedroom is over 13ft and has a large En-Suite shower room. There is neutral carpet in all four - no cold feet getting out of bed on a winters morning and two more have wardrobes too.

You'll also love the modern bathroom with a shower over the bath - perfect for a quick shower in the morning or a relaxing soak in the evening.

If you own a car, you'll appreciate the ample off-road parking provided by the driveway to the front.

But that's not all! The rear garden is landscaped with two patio areas and lawn - whether you want to enjoy a relaxing day under the sun or have a fun family BBQ, this garden has got you covered! There is even a shed - great for storing BBQ, garden tools and bikes. Plus, you'll love the fact that it is not overlooked.

For young families, there's a great selection of good Primary and Secondary Schools nearby. Green spaces like the Baldock Road recreation ground and the Greenway provide great outdoor areas for dog walking, running and cycling. With just a short walk you'll find a Leisure Centre and community football and rugby clubs too.

With the mainline station just a mile away you can be in the centre of London in less than 45 minutes and Cambridge in 30 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 Letchworth well and take you North and South.

Give the Leysbrook team a call today and book your viewing before someone else buys!



| ADDITIONAL INFORMATION

Council Tax Band - F

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 18' 10" x 11' 3" (5.74m x 3.43m)

Kitchen / Diner: Approx 18' 10" x 10' 0" (5.74m x 3.05m)

Dining Room: Approx 15' 9" x 9' 2" (4.80m x 2.79m)

Utility Room: Approx 9' 7" x 9' 6" (2.92m x 2.90m)

Downstairs Toilet: Approx 5' 0" x 2' 9" (1.52m x 0.84m)

Playroom / Snug: Approx 17' 3" x 11' 5" (5.26m x 3.48m)

Study: Approx 8' 4" x 4' 8" (2.54m x 1.42m)

Downstairs Cloakroom: 8' 2" x 2' 10" (2.49m x 0.86m)

| FIRST FLOOR

Bedroom One: Approx 13' 2" x 10' 7" (4.01m x 3.23m)

En-Suite: Approx 8' 7" x 5' 5" (2.62m x 1.65m)

Bedroom Two: Approx 11' 7" x 9' 4" (3.53m x 2.84m)

Bedroom Three: Approx 9' 4" x 8' 5" (2.84m x 2.57m)

Bedroom Four: Approx 9' 4" x 8' 4" (2.84m x 2.54m)

Bathroom: Approx 6' 3" x 6' 6" (1.91m x 1.98m)

| OUTSIDE

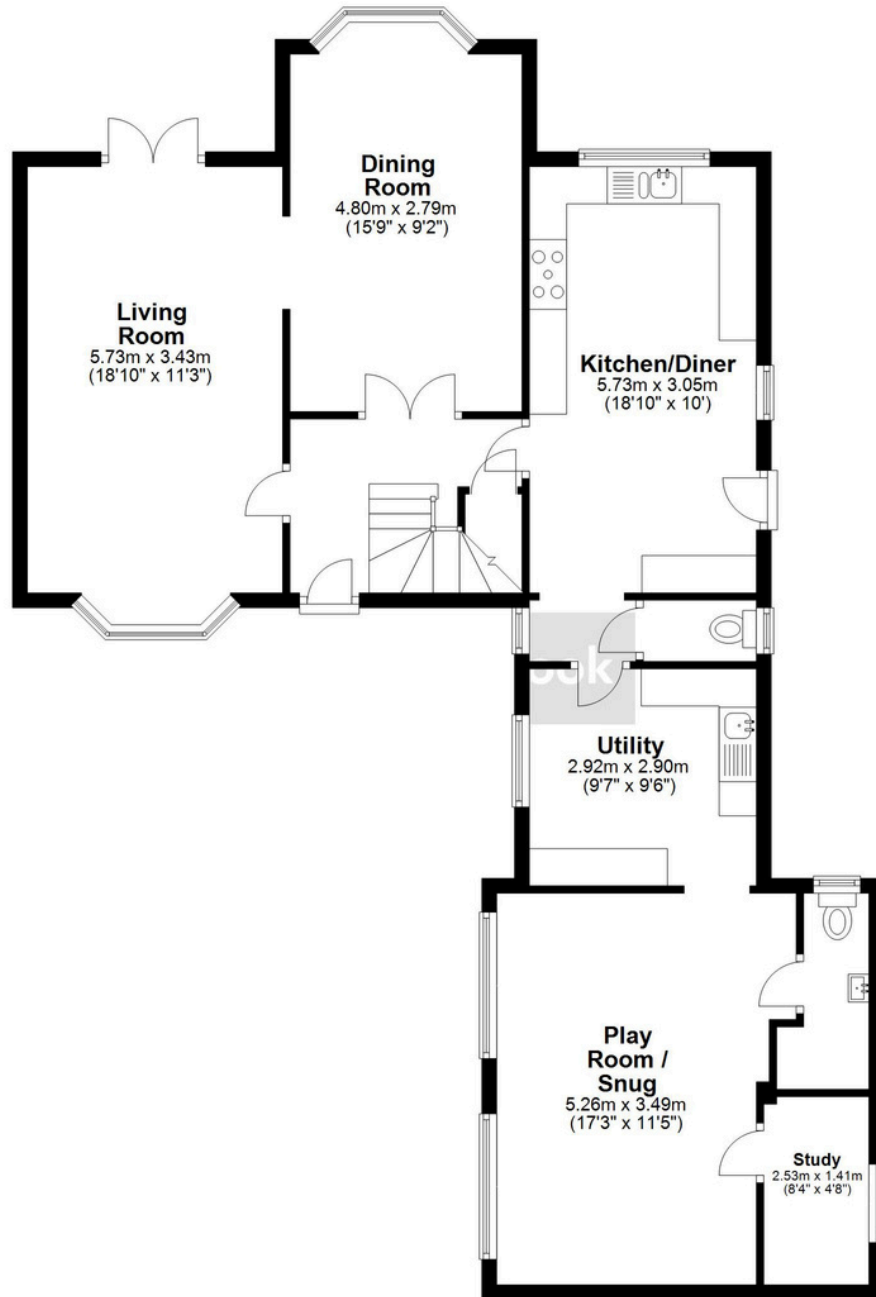
Rear garden with two patio areas and gated access to the front

Brick built shed



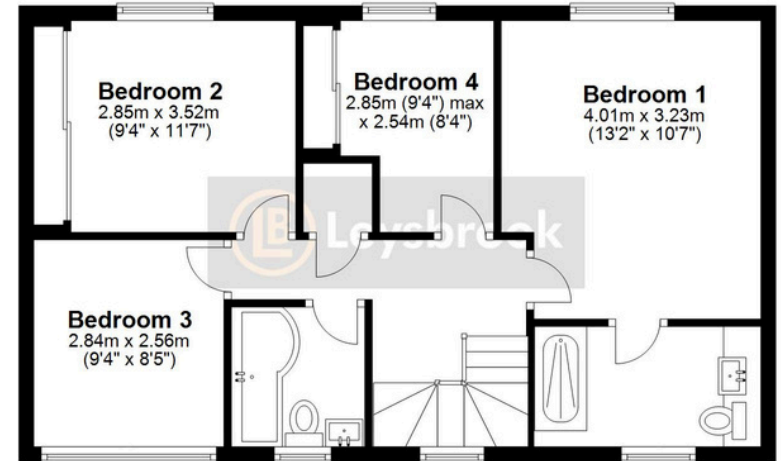
Ground Floor

Approx. 102.3 sq. metres (1100.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 157.4 sq. metres (1694.1 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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