



**Wilbury Road, Letchworth   Guide Price £650,000**



More space to spread out – A 22ft living room with plenty of room for a big sofa, your favourite armchair, and a film night with the family | A kitchen made for everyday life – bright, sociable kitchen/diner with plenty of workspace and French doors leading to the garden for easy indoor-outdoor living | No more queuing for the bathroom – A downstairs shower room adds extra convenience, perfect for busy mornings or when guests come to stay | Warm feet on winter mornings – All three bedrooms have neutral carpets, making them feel cosy from the moment you wake up | Flexible space for a growing family – Two double bedrooms with storage space, plus a third bedroom that works as a nursery, home office, or guest room | Garden ready for summer – South-facing and enclosed, with space to relax in the sun, host a barbecue, or let kids and pets run around | Work from home without distractions – A separate home office/workshop with power and light gives you a dedicated space to focus | Parking won't be a problem – A driveway provides off-street parking for you and your guests | A great location for families – Good schools nearby, plus Norton Common and open countryside for weekend walks, bike rides, or just getting some fresh air | Easy access to town and beyond – The town centre is a short stroll away, with great transport links to London, Brighton, and beyond



Need more space for a growing family? Want a home that makes day-to-day life that little bit easier? Whether you're working from home, hosting friends, or just looking for somewhere with a bit more breathing room, this house has you covered.

At the front, the living room is a great size (22ft), with a big picture window at the front letting in plenty of light - a spot to unwind at the end of the day. There's space for a big sofa and your favourite armchair, so you can stretch out, relax, or enjoy a film night. Bi-folding doors open up into the kitchen/diner, and with soft furnishings and decor to your own taste, you can make it feel like home.

The kitchen/diner is bright and sociable, with a skylight bringing in plenty of natural light. White cabinets keep the space feeling fresh, while the island gives extra prep space – perfect whether you're rustling up a quick meal or trying something new from a cookbook. The hard flooring not only looks great but is easy to maintain – ideal for busy family life. There's room for a proper dining table, so family meals don't have to be squeezed onto the sofa. And when the weather's nice? Open up the French doors and take dinner outside.

A downstairs shower room and utility area with plumbing for a washing machine make life that little bit easier – no more queuing for the bathroom in the morning rush, and a handy space to sort out the laundry.

When it's time to relax and recharge your batteries, the three bedrooms offer plenty of options - all have neutral carpets – no cold feet on winter mornings. The main bedroom and second are both doubles and have space for wardrobes and storage, while the third bedroom works well as a nursery, home office, or guest room.

The bathroom has a shower over the bath, giving you the choice of a quick rinse or a long soak after a hard day at work and it's also great for kids bathtimes.

What can you expect from the South-facing garden? It's ready for relaxing in the sun, hosting a barbecue, letting kids and pets burn off some energy, or simply enjoying a morning coffee. A home office/workshop with power and light gives you a space to work from home or get stuck into hobbies.





Own a car or two? The driveway means no battling for parking spaces for you or your guests, and the garage offers extra storage.

For families, there are good schools nearby, plus Norton Common and open countryside if you like walking, running, or cycling. The town centre is just a short stroll away, and for commuters, there are great transport links to London, Brighton, and beyond.

Like the sound of it? Get in touch with the Leysbrook team to arrange a viewing.

**| ADDITIONAL INFORMATION**

Council Tax Band - D

EPC Rating - D

New boiler- Installed 6 months ago

**| GROUND FLOOR**

Living Room: Approx 21' 9" x 11' 5" (6.63m x 3.47m)

Kitchen / Diner: Approx 17' 9" x 13' 5" (5.41m x 4.08m)

Downstairs Shower Room: Approx 4' 11" x 4' 6" (1.50m x 1.36m)

Utility Area: Approx 10' 7" x 6' 11" (3.22m x 2.11m)

**| FIRST FLOOR**

Bedroom One: 12' 9" x 11' 5" (3.88m x 3.48m)

Bedroom Two: 11' 5" x 8' 0" (3.47m x 2.43m)

Bedroom Three: 8' 1" x 7' 8" (2.46m x 2.33m)

Bathroom: Approx 6' 2" x 5' 2" (1.88m x 1.57m)

**| OUTSIDE**

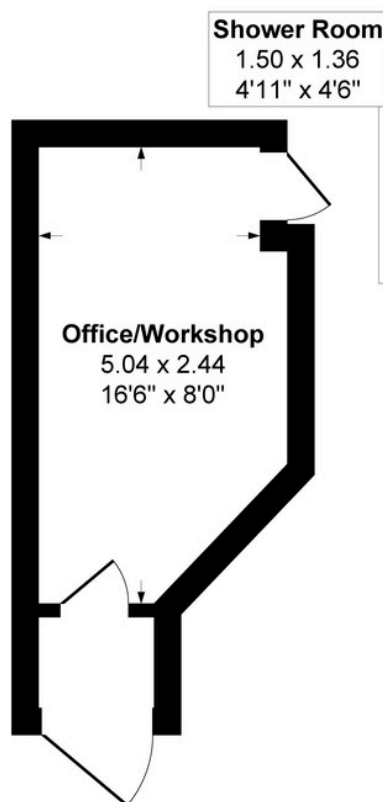
Office / Workshop: Approx 16' 6" x 8' 0" (5.04m x 2.44m)

Mature enclosed rear garden with gated access to the side



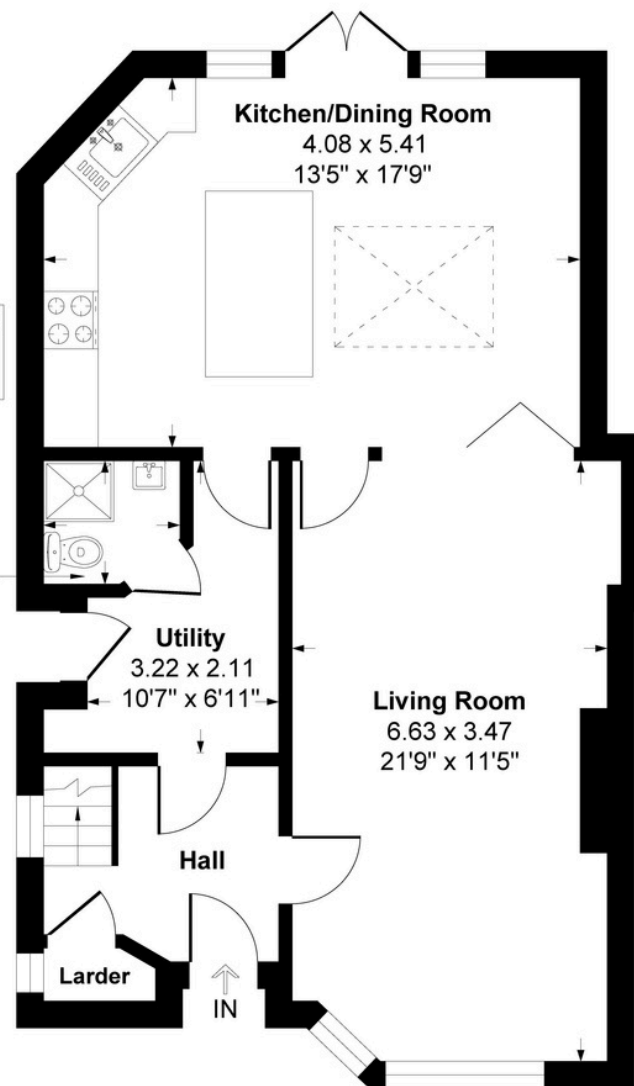
## Outbuilding

Approx. 13.7 sq. metres (148.4 sq. feet)



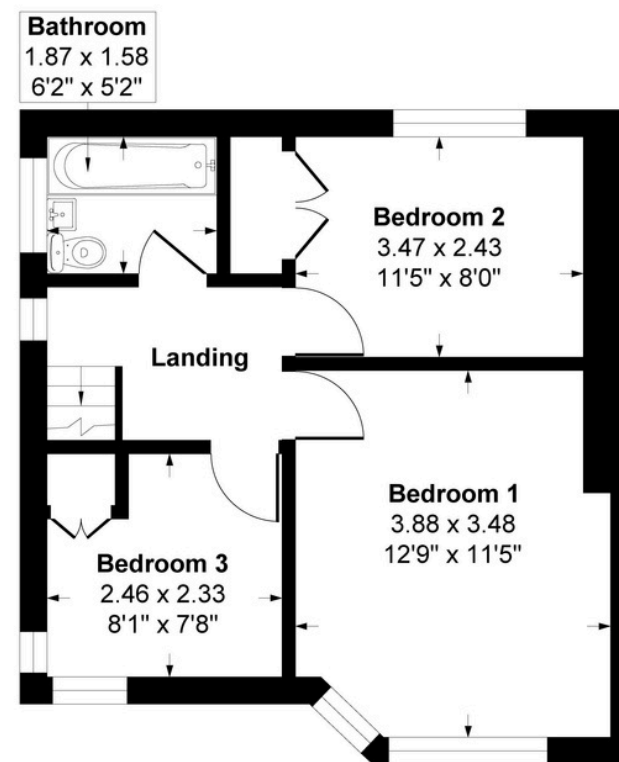
## Ground Floor

Approx. 59.8 sq. metres (644.6 sq. feet)



## First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 112.6 sq. metres (1212.2 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](mailto:info@leysbrook.co.uk)

## Leysbrook Team

01462 419329 | [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

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Leysbrook is the trading name of Leysbrook Limited

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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	