



Maddles, Letchworth Offers in Excess of £300,000

Spacious Living Room with Wooden Flooring: Plenty of room for your large sofa, armchairs, and dining table—perfect for relaxing and entertaining | **Modern Kitchen with Quality Appliances:** Cook with ease using ample storage, generous work surfaces, a double oven, hob, and built-in microwave | **Two Large Double Bedrooms with Built-In Wardrobes:** Keep your space organized with plenty of storage for your clothes and belongings | **Third Bedroom Ideal for Child or Home Office:** Set up a dedicated workspace or a cozy room for the little one—no need to clear the dining table when guests arrive | **Convenient Downstairs Cloakroom:** Guests and kids won't need to trek upstairs, adding ease to your daily living | **Off-Road Parking for Multiple Cars:** Driveway fits two cars at the front, plus additional space at the rear—no more searching for parking after a long day | **Garden with Patio Area:** Enjoy summer barbecues, relax with a glass of wine in the evening, or let the kids play outdoors safely | **Close to Good Schools and Green Spaces:** Ideal for families, with quality primary and secondary schools nearby and parks for outdoor activities | **Excellent Transport Links:** Reach central London in under 45 minutes by train or access the A1(M) easily for road trips north or south | **Nearby Leisure Facilities:** Walk to the leisure centre, join local football and rugby clubs, or explore the Greenway for cycling and running—perfect for an active lifestyle



Searching For Your First Home Or Feeling The Need For More Space Than Your Current Flat Provides? This property is just right for couples, young families, or anyone in need of extra room to grow. It's also a perfect fit if you're thinking about downsizing from a larger house but still want the comfort of spacious living.

A porch to the front provides a practical area for coats and shoes, helping to keep the main living spaces organised - makes coming and going more convenient and you can shut out the cold in the winter months. The living room is a great space with neutral modern décor 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 dining area is big enough for a large table and chairs and the hard 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.

A modern kitchen where you'll find ample storage and generous work surfaces means cooking here is a pleasure, with a double oven, hob, and built in microwave ready for your culinary adventures.

Young couples / families, in fact most, will love the convenience of a downstairs toilet for kids and guests do not need to venture upstairs.

Upstairs, you'll find three well-sized bedrooms, two doubles with fitted wardrobes and a third single ideal for a child or an office - no need to move your work stuff from the dining room table when people visit. You'll love the modern bathroom with a bath and shower over which meaning you can enjoy an invigorating shower in the morning, or a long soak in the evening after a hard day at work.

Outside, the lawn adds a green touch to your surroundings, while the patio area is ideal for soaking up the sun, hosting summer barbecues, or sipping wine on a warm evening.

Own a car - a driveway to the front provides off road parking for two cars and there is also off road space to the rear of the property. Plenty of room for visitors and no fighting for a space at the end of a day.



For families with children, the area offers a selection of good primary and secondary schools. Green spaces like Baldock Road recreation ground and the Greenway provide excellent options for outdoor activities such as dog walking, running, and cycling. A short walk brings you to a leisure centre and community football and rugby clubs, offering plenty of options for active lifestyles.

With the mainline station just a mile away, you can reach central London in under 45 minutes, or head to the seaside in Brighton in just over an hour. The A1(M) is also conveniently close, making road travel north or south easy.

Homes like this one don't stay on the market for long. Reach out today to book your viewing before someone else makes it their own!

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

| GROUND FLOOR

Lounge / Diner: Approx 19' 9" x 12' 6" (6.02m x 3.81m)

Kitchen: Approx 12' 9" x 9' 7" (3.89m x 2.92m)

Downstairs Cloakroom: Approx 4' 6" x 2' 7" (1.37m x 0.79m)

Utility area: Approx 3' 0" x 2' 6" (0.91m x 0.76m)

| FIRST FLOOR

Bedroom One: Approx 13' 9" x 9' 9" (4.19m x 2.97m)

Bedroom Two: Approx 13' 8" x 8' 8" (4.17m x 2.64m)

Bedroom Three: Approx 9' 10" x 6' 10" (3.00m x 2.08m)

Bathroom: Approx 6' 2" x 5' 5" (1.88m x 1.65m)

| OUTSIDE

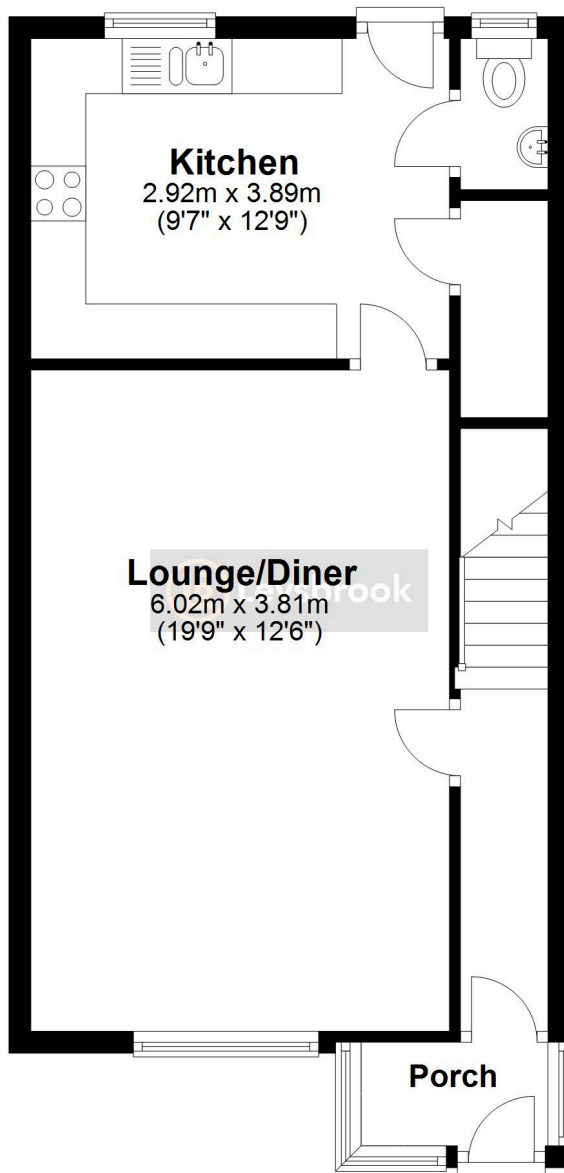
Driveway to the front providing off road parking for two cars

Enclosed rear garden with gated access to the back



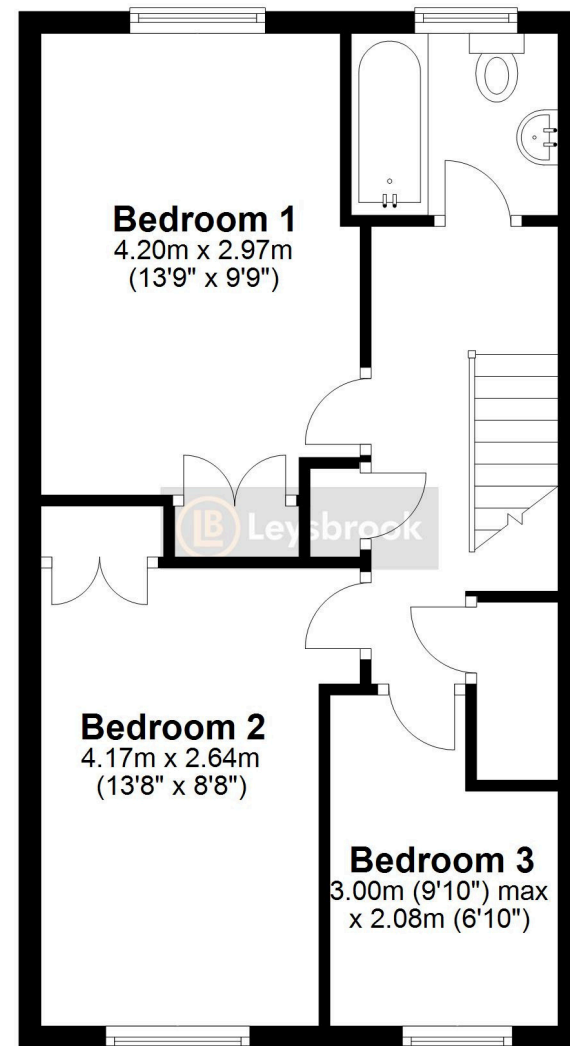
Ground Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 89.9 sq. metres (967.5 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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