



Forge End, Weston Guide Price £450,000

3 Bed Semi Detached House At That Price? How Can That Be? FIRST TIME BUYER? - NO STAMP DUTY up to £425k | Homes like this one don't come up for sale too often. Don't miss the opportunity to secure this one! | Perfect for a young couple / family - centrally located in an idyllic village setting and space to grow | Are you DOWNSIZING from a large property but don't want to compromise on style and space? | Downstairs toilet - ideal for busy young families and no need for guests to go upstairs to the bathroom | Good size South East facing rear garden - great for BBQs / relaxing / enjoying a glass of wine on a warm summer evening | OFF ROAD PARKING - block paved driveway for TWO cars | Just a 7 minute walk to Weston Primary & Nursery School and 2.5 miles of several other GOOD rated Primary Schools | Do you commute? Within 15 mins drive of Baldock / Letchworth & Stevenage mainline stations. Less than 40 mins to London - stay on same line for Gatwick and Brighton! | Great road links - short drive to A1(M), M1 and A10 nearby. 30 mins to London Luton Airport



Prepare yourself for a move that not only elevates your living space but transforms your entire well-being! Nestled in the heart of one of North Hertfordshire's most sought-after villages, this property is not just a home; it's a sanctuary for your mind, body and soul. Imagine waking up to the tranquil embrace of the open Hertfordshire countryside, where each breath is a reminder of the serenity that surrounds you.

This modern haven, built around 2007, is discreetly situated at the end of a charming no-through road, offering not just a cul-de-sac, but a private retreat within a vibrant community.

The living room is a great space with neutral modern décor mixed with an abundance of natural light from windows and French doors to the garden, plus an attractive fireplace with log burner - perfect for cozying up on colder winter evenings and saving on utility bills. There is plenty of room for a sofa, armchair and other furniture. You can add soft furnishings and décor that reflects your personal style.

The modern fitted kitchen, is also a bright neutrally decorated space with cream units and contrasting worktops - ideal for aspiring chefs and equipped with everything you need to whip up a delicious meal. And with plenty of storage space and work surfaces, together with built in appliances you'll never have to worry about clutter or cramped cooking conditions. There is also plenty of room for a table and chairs - great for evening meals and entertaining guests.

A downstairs toilet, hugely beneficial for busy young family lifestyles, completes the ground floor living space - no need for guests to go upstairs to use the bathroom.



When it's time to relax and re-charge your batteries there are two large DOUBLE bedrooms upstairs and a third decent size single - all with neutral carpets so no cold feet on winter mornings. The main bedroom provides an en-suite shower room - great for an invigorating morning shower with softened water - your skin will feel moisturized.

No small box room here - the third bedroom is great for a young family to grow, or for those working from home, a home office space. When friends come to stay you don't have to shift all your work stuff from the spare room into the living room - you can get on with your work without worrying about getting distracted.

The modern bathroom offers the perfect retreat for unwinding with a soothing bath at the end of a challenging day and for kids evening bath times.

But that's not all - outside, you'll find block paved off-street parking for two cars, plus attractive shingled borders. To the rear is a South East Facing garden with both lawn and patio areas - a real sun trap, perfect for hosting summer barbecues or just enjoying a glass of wine on a warm evening. There is even a garden shed for your furniture and equipment and gated access to the front.

For young couples / families, there's a great Primary School on your doorstep. The Weston and surrounding countryside is ideal for dog walking, running and cycling and there is plenty of local community activity and clubs too. A great village location, popular with commuters and those looking to be away from the hustle and bustle of the town centres nearby Hitchin, Letchworth and Baldock, but close enough for a short weekend drive to your favourite café or larger shops!

Get ready for a lifestyle upgrade that goes beyond the walls of your new abode - welcome to a community where modern living meets the soothing embrace of nature, and your social circle is about to get a whole lot more envious.

Call us TODAY to view and buy before someone else does!



| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 17' 3" x 11' 7" (5.26m x 3.53m)

Kitchen / Diner: Approx 17' 2" x 9' 0" (5.23m x 2.74m)

Downstairs Cloakroom: Approx 6' 6" x 3' 8" (1.98m x 1.12m)

| FIRST FLOOR

Bedroom One: Approx 12' 6" x 8' 8" (3.81m x 2.64m)

En-Suite: Approx 8' 8" x 4' 4" (2.64m x 1.32m)

Bedroom Two: Approx 11' 8" x 8' 10" (3.56m x 2.69m)

Bedroom Three: Approx 8' 2" x 8' 1" (2.49m x 2.46m)

Bathroom: Approx 6' 7" x 5' 8" (2.01m x 1.73m)

| OUTSIDE

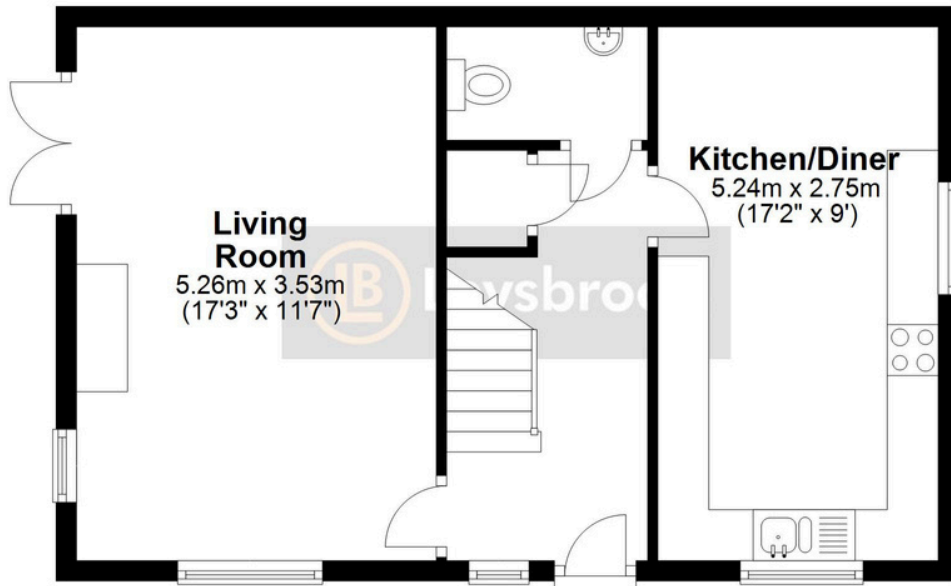
Off road parking for two cars

Low maintenance rear garden with gated access to the front



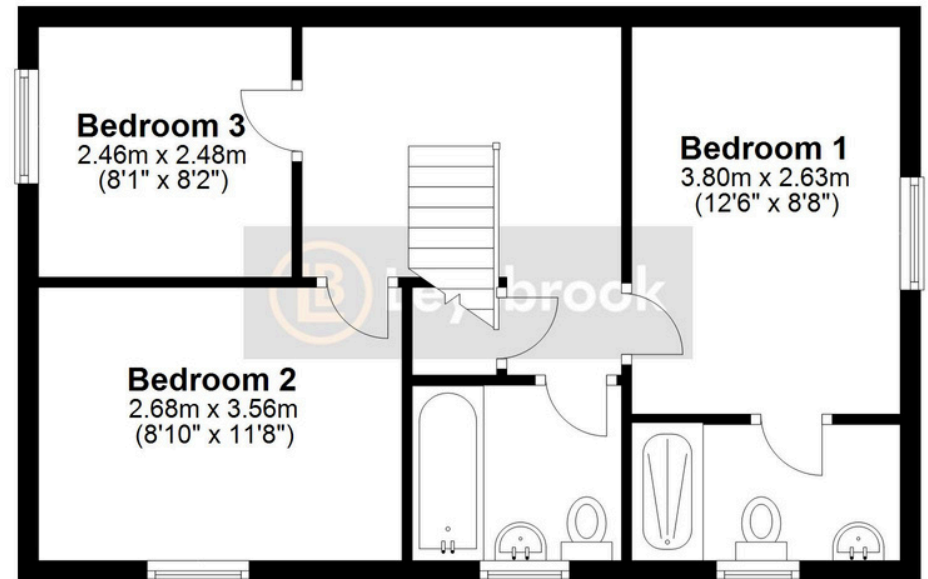
Ground Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 88.4 sq. metres (951.0 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		87
(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	