



**Moreteyne Road, Marston Moretaine Offers in Excess of £450,000**

Three floors, 1,650 sq. ft. – the flexibility and scale of a detached home! | Sociable kitchen hub – roof lantern, breakfast bar and doors connecting directly to the garden | Flexible reception room – works as a home office, playroom or snug depending on your needs | Log-burning stove – a natural centrepiece for family evenings together | Three bathrooms – mornings run smoothly, and guests have their own space | Top-floor double with en-suite – perfect as a main bedroom, teenager's zone or guest suite | 100ft garden – with space for entertaining, children to play and raised beds for growing | Green space nearby – the Forest Centre and Country Park within walking distance for weekend walks and bike rides | Everyday needs close by – convenience store, post office and places to eat within walking distance | Commuting made simple – 40 minutes to London by train, with the A421 and M1 just minutes away



**A Home That Brings Family Life Together And Still Gives You Space Apart.** From the street it looks like a classic 1950s terrace, but once you're through the door it's obvious how much more it offers. Nearly 1,650 sq. ft. of space has been created over three floors, giving a family the kind of flexibility you'd normally only expect in a detached home.

Just off the hall sits a reception room that's currently a home office. Its size makes it ideal as a playroom or snug too – the kind of room every family ends up needing at some stage.

Beyond that, the main living space is anchored by a log-burning stove, with enough room for proper sofas and a dining table, yet still flowing into the kitchen so nobody feels shut off. At the back, the kitchen has been designed around real family life.

The roof lantern draws in light all year round, and tri-fold doors keep the garden connected. A long breakfast bar doubles up as a spot for kids' homework, morning coffee or chatting with friends while dinner is on. With integrated appliances, generous storage and a utility next door, the day-to-day running of the house feels easy rather than cluttered.

A smart shower room on this level makes mornings quicker and guests more comfortable. On the first floor there are three bedrooms along with a family bathroom. Having a proper bath here matters – younger children can splash about, while teenagers and adults still have the choice of showers. It's a practical layout where each room can adapt as needs change.

The top floor conversion adds a further double bedroom with its own bathroom. Roof windows bring in light, fitted storage makes use of every angle, and the en-suite keeps it self-contained. It's a space that works equally well as the main bedroom, somewhere independent for an older child, or a comfortable room for guests.

Outdoors, the garden stretches over 100ft and is divided into clear zones. A terrace by the kitchen is perfect for evenings with friends, the raised deck can take a crowd, and the wide lawn gives children space to run. At the far end, raised beds and a shed make it easy to grow your own or tuck away the tools.

Marston Moretaine makes life practical as well as enjoyable. You've got everyday essentials on your doorstep – a convenience store, post office and places to eat – without needing to jump in the car. Families use the nearby Millennium Country Park and Forest Centre for bike rides and walks, and for commuters, Bedford and Milton Keynes stations both connect you directly into London in under 40 minutes. Add in the straightforward road links via the A421 and M1, and it's easy to see why the village works for busy households.

This home on Moreteyne Road isn't just a terrace with a loft conversion – it's a house that's been reshaped around how families actually live, with space, flexibility and a setting that keeps everything within reach.



## | ADDITIONAL INFORMATION

Council Tax Band: D

EPC Rating: F

## | GROUND FLOOR

Living Room: Approx 17' 9" x 11' 11" (5.40m x 3.63m)

Kitchen / Diner: Approx 25' 2" x 17' 9" (7.66m x 5.40m)

Reception Room: Approx 10' 8" x 8' 11" (3.24m x 2.71m)

Downstairs Shower Room: Approx 8' 2" x 6' 0" (2.49m x 1.83m)

Utility Room: Approx 9' 1" x 7' 6" (2.76m x 2.29m)

## | FIRST FLOOR

Bedroom Two: Approx 12' 2" x 10' 8" (3.72m x 3.26m)

Bedroom Three: Approx 10' 1" x 9' 2" (3.08m x 2.80m)

Bedroom Four: Approx 9' 3" x 7' 6" (2.81m x 2.28m)

Bathroom: Approx 7' 5" x 5' 3" (2.26m x 1.60m)

## | SECOND FLOOR

Bedroom One: Approx 20' 8" x 8' 10" (6.30m x 2.70m)

En-Suite: Approx 8' 9" x 5' 3" (2.67m x 1.60m)

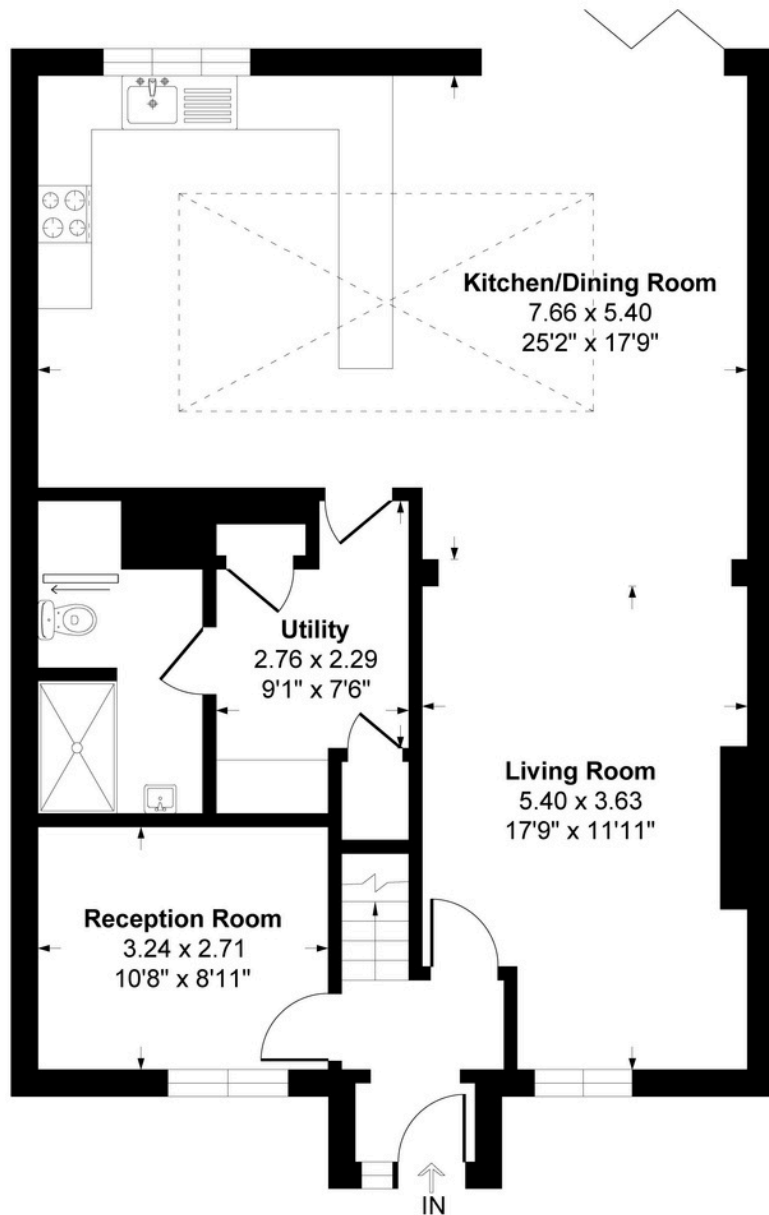
## | OUTSIDE

South-East facing rear garden with gated access to the front



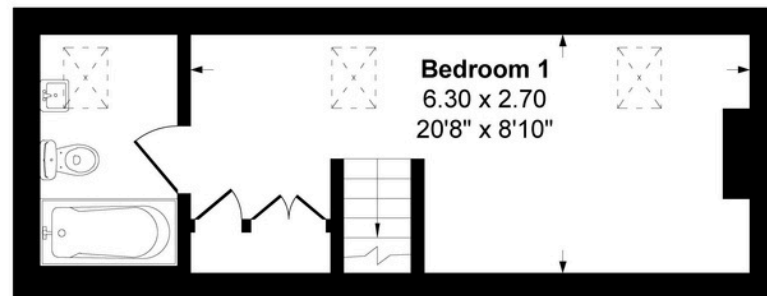
## Ground Floor

Approx. 89.2 sq. metres (961.0 sq. feet)



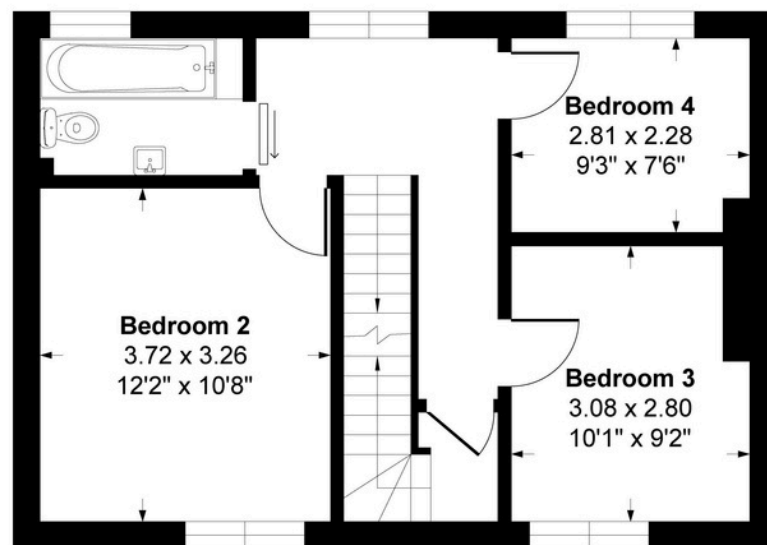
## Second Floor

Approx. 21.0 sq. metres (226.7 sq. feet)



## First Floor

Approx. 42.7 sq. metres (460.3 sq. feet)



Total area: approx. 153.1 sq. metres (1648.2 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC