



Ellice, Letchworth Offers in Excess of £325,000

FIRST TIME BUYER / YOUNG COUPLE - looking for SPACE for your family to grow? | NO STAMP DUTY for First Time Buyers up to £425k | INVESTORS / Landlords - Around £17,000 - £18,000 p.a. rental yield. GREAT DEMAND for rental properties and no work to do before first tenant moves in | 19ft living room - great space for sofa and other furniture. Lots of natural light from the French doors to rear garden | Downstairs toilet - ideal for busy young families and no need for guests to go upstairs to the bathroom | Bathroom with shower over the bath - have an invigorating shower in the mornings or relaxing soak at night | Good sized rear garden with patio, lawn and rear access | Garage En-Bloc | Within half a mile of 3 GOOD Ofsted rated Primary SCHOOLS and a mile and a half of 5 Secondary SCHOOLS including 2 Independent / private schools | Just over a mile (25 mins walk) to Letchworth MAINLINE STATION and town centre | Good road links - short drive to the A1(M) North and South Less than 1/2hr to London Luton Airport



This could be the ideal first time purchase for a couple / young family, or for someone stuck in a small flat and looking for a space to grow. Like a lot of ex-Council 1960's built properties this home has a great sized plot and generous living space inside, with potential to modernise and make your own.

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 French doors to the rear connect the living space to the garden.

A door leads through to a second reception room - ideal as a dining room but could equally serve as an office for those who work from home, a play room for young children or a teenage den.

To the front of this home is a generous kitchen/diner that's perfect for cooking and dining and has lots of natural light coming from the large window over looking the front garden and easy to clean flooring. You may want to consider updating the cabinets but with plenty of storage space and work surfaces, you'll never have to worry about clutter or cramped cooking conditions. There is also room for a dining table and chairs, making it ideal for family 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 three generously proportioned bedrooms - two DOUBLE rooms upstairs. And while it may not be the latest in modern design, the bathroom has a shower above the bath. You can have an invigorating shower in the morning or a relaxing soak after a hard day at work.

To the rear there's a great sized garden with both lawned and paved patio areas - great for the summer BBQ's or catching the evening sun with a glass of wine. Plenty of space for a shed to store garden tools / furniture, although you already have a garage en-bloc and a gate to the rear for easy access.



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. 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.

Great Affordable Family Homes Like This Get Snapped Up FAST! DO NOT miss out - Give the Leysbrook team a call today and book your viewing before someone else buys!

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 19' 8" MAX x 13' 8" (5.99m x 4.17m)

Kitchen / Diner: Approx 13' 5" x 9' 8" (4.09m x 2.95m)

Second Reception: Approx 16' 10" x 8' 3" MAX (5.13m x 2.51m)

| FIRST FLOOR

Bedroom One: Approx 12' 0" x 10' 7" (3.66m x 3.23m)

Bedroom Two: Approx 11' 3" x 10' 7" (3.43m x 3.23m)

Bedroom Three: Approx 8' 8" x 8' 1" (2.64m x 2.46m)

Bathroom: Approx 8' 9" x 5' 5" (2.67m x 1.65m)

| OUTSIDE

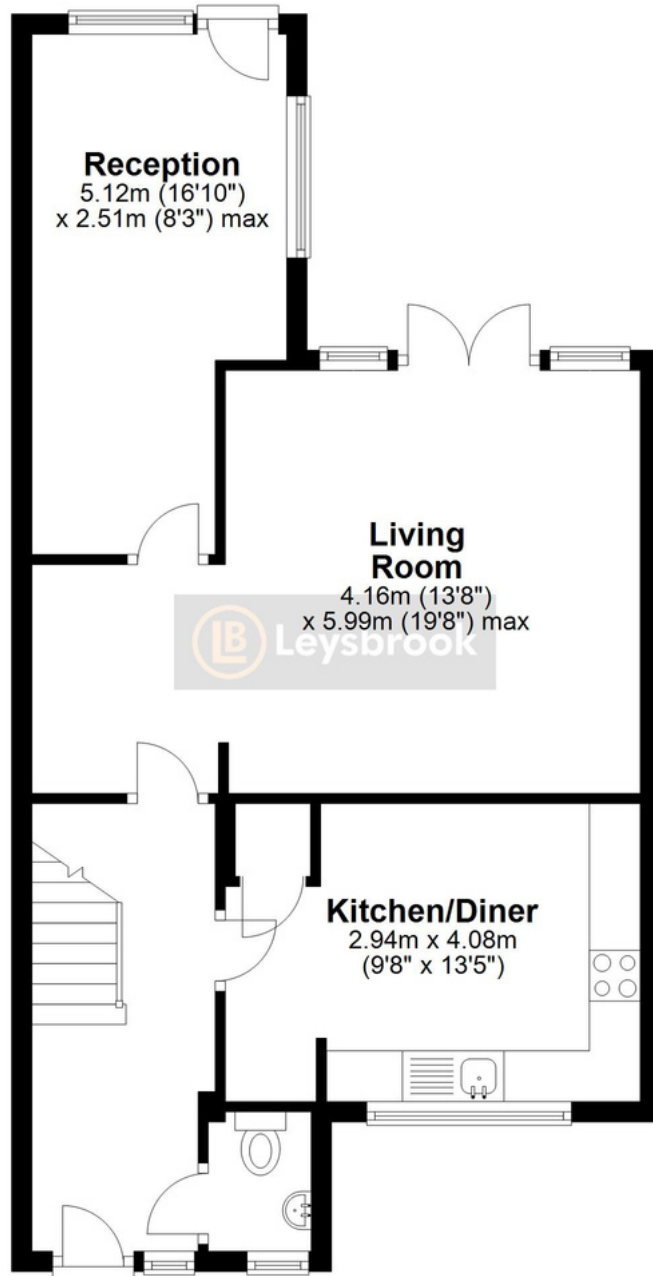
Enclosed rear garden with gated access to the rear

Garage En-Bloc



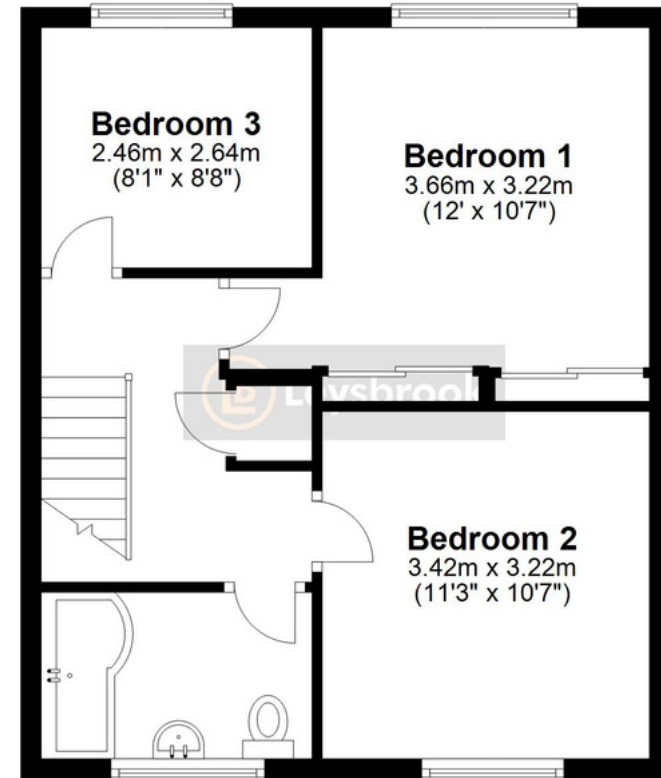
Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.3 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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