



**Beverley Gardens , Lower Stondon Offers in Excess of £475,000**

**Bright, Open-Plan Living:** Seamless indoor-outdoor flow with large French doors leading to the garden | **Chef's Kitchen:** Modern design with a gas hob and double oven for culinary enthusiasts | **Easy-Care Flooring:** Durable, family-friendly hard flooring—perfect for kids and pets | **Convenient Utility Room:** Extra space for laundry and storage to keep daily life organised | **Downstairs toilet** - ideal for busy young families and no need for guests to go upstairs to bathroom | **Private, Landscaped South Facing Garden:** Walled garden with a spacious patio—ideal for entertaining and relaxation | **Tandem Garage & Parking:** Ample off-road parking plus extra storage in a large garage | **Just over half a MILE** to two **Good Ofsted** rated **Primary and Lower School** and **Just over 2 miles**, with local bus pick up to 3 **Senior Academics** | **Good road links** - **A507 and A1(M)**. Short drive to larger towns of **Hitchin and Letchworth** | **Just under 3 miles** from **Arlesey MAINLINE** station



**ALMOST BRAND NEW!** This stunning home is perfect for a young couple ready to expand their family or those with pre-school or school-age children. Imagine living in a place where modern comfort meets the tranquility of the beautiful Bedfordshire countryside, just a stone's throw away. It's ideal for dog owners, walkers, joggers, and cyclists who love to stay active in nature.

Step inside and be welcomed by a bright, open-plan living space that's ready to host your family's new memories. On the ground floor, the left-hand side features a spacious 20ft modern kitchen/diner. The large French doors flood the space with natural light, seamlessly connecting the indoors with the landscaped rear garden—an oasis perfect for entertaining or simply enjoying a quiet cup of coffee in the morning sun. The durable hard flooring is a dream for busy families, easily withstanding the chaos of kids and pets. Whether you're an aspiring chef or just love to cook for family and friends, the gas hob and double oven will inspire your culinary creations.

Opposite the kitchen, the living room offers a blank canvas for you to express your style. With a clean, modern finish, all you need to do is add your furniture and soft furnishings. The ground floor also includes a handy utility room and a downstairs cloakroom, perfect for managing the bustle of family life.

When it's time to relax, the four **DOUBLE** bedrooms provide a cosy retreat for everyone. The main bedroom has built-in wardrobes and a sleek en-suite shower room. All bedrooms are carpeted, ensuring warm feet on chilly winter mornings. The modern family bathroom, with its shower over the bath, is great for a quick morning routine or a relaxing soak at the end of the day.

If you own a car, you'll appreciate the off-road parking on the driveway leading to the large tandem garage. Whether you need extra storage or a place to keep your car, this space has you covered.



The walled rear garden, with its spacious patio and lush lawn, is a safe and serene space for family barbecues, sunbathing, or just playing with the kids. The charming brick wall boundary adds character with no fences to worry about maintaining!

For families with children, this home is in the catchment area for highly-regarded primary and secondary schools, making school runs a breeze.

This is more than just a house; it's a place to create your dream lifestyle with 1,200 sq.ft. of living space in a lovely Bedfordshire village.

Homes like this one get snapped up quickly! Don't miss your chance—call the Leysbrook team today to book your viewing before someone else does!

## | ADDITIONAL INFORMATION

Council Tax Band - F

EPC rating - B

## | GROUND FLOOR

Living Room: Approx 20' 2" x 11' 4" (6.15m x 3.45m)

Kitchen / Diner: Approx 20' 1" x 10' 6" (6.12m x 3.20m)

Utility Room: 7' 1" x 5' 2" (2.16m x 1.57m)

Downstairs Cloakroom: 5' 8" x 2' 9" (1.73m x 0.84m)

## | FIRST FLOOR

Bedroom One: Approx 11' 6" x 10' 7" (3.51m x 3.23m)

En-Suite: Approx 7' 1" x 5' 3" (2.16m x 1.60m)

Bedroom Two: Approx 11' 2" x 9' 3" (3.40m x 2.82m)

Bedroom Three: Approx 10' 9" x 10' 8" (3.28m x 3.25m)

Bedroom Four: Approx 9' 1" x 8' 4" (2.77m x 2.54m)

Bathroom: Approx 9' 8" x 5' 6" (2.95m x 1.68m)

## | OUTSIDE

Garage: 22' 6" x 10' 9" (6.86m x 3.28m)

Landscaped SOUTH FACING garden is mainly laid to lawn with patio areas - all day sunshine!

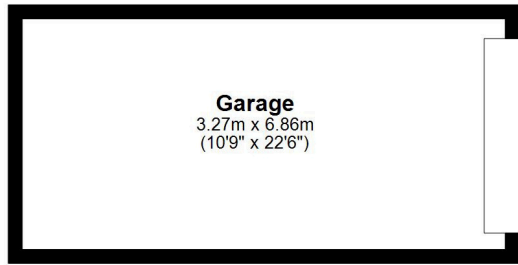
Gated access to the side and driveway providing off road parking for three cars



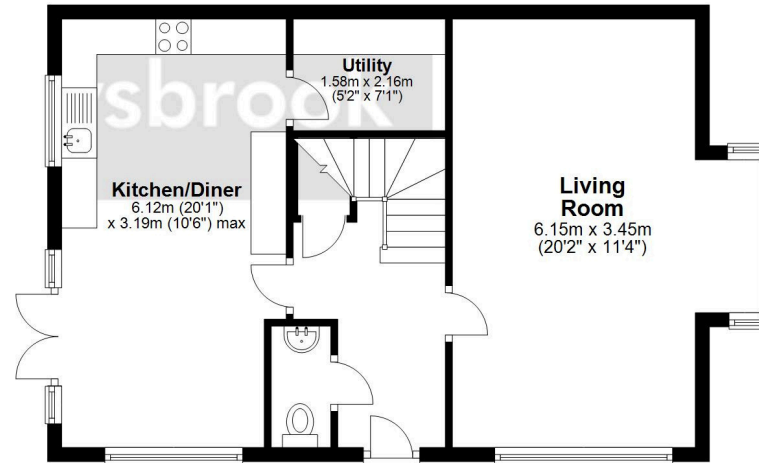


## Ground Floor

Approx. 56.9 sq. metres (612.8 sq. feet)



**Garage**  
3.27m x 6.86m  
(10'9" x 22'6")



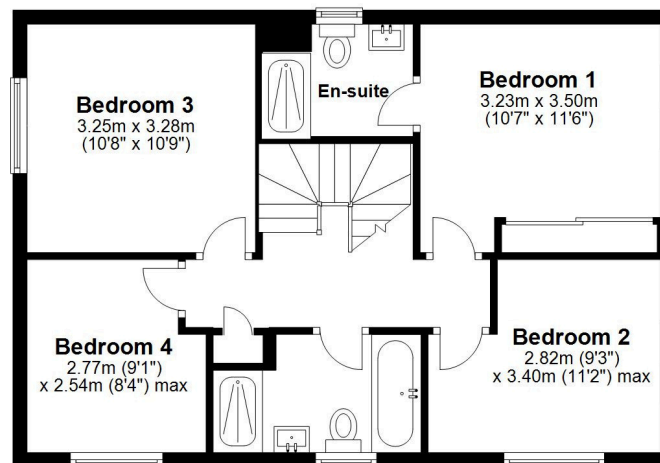
**Utility**  
1.58m x 2.16m  
(5'2" x 7'1")

**Kitchen/Diner**  
6.12m (20'1")  
x 3.19m (10'6") max

**Living Room**  
6.15m x 3.45m  
(20'2" x 11'4")

## First Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



**Bedroom 3**  
3.25m x 3.28m  
(10'8" x 10'9")

**En-suite**

**Bedroom 1**  
3.23m x 3.50m  
(10'7" x 11'6")

**Bedroom 4**  
2.77m (9'1")  
x 2.54m (8'4") max

**Bedroom 2**  
2.82m (9'3")  
x 3.40m (11'2") max

**Total area: approx. 112.2 sq. metres (1207.7 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](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

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 Registered in England and Wales 11327419  
 Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU

