



High Avenue, Letchworth Offers in Excess of £350,000

Part of Letchworth's early Garden City story – built in 1919 with the generous plot sizes and tree-lined verges the town is known for | 0.10-acre plot with private east-facing garden – space for children, pets, and summer get-togethers | Front-to-back living space – plenty of room to zone for relaxing, dining, and family life | Conservatory that adapts with you – ideal for a playroom, garden lounge, or hobby space | Kitchen with table space – sociable for morning coffee or family breakfasts, and close to the dining area | Downstairs toilet – one of those everyday conveniences you'll quickly wonder how you lived without | Three usable bedrooms – no compromise on size, with flexibility for work-from-home or guests | Substantial outbuildings – one already improved, with potential for a workshop, garden office, or studio | Parking right by your door – no more circling the block or long walks with the weekly shop | Excellent travel connections – London, Cambridge, and Peterborough by direct train, plus quick access to A1(M) and multiple airports



Garden City Character With Space To Grow Built in 1919 as part of the Garden City's early years, this three-bedroom end-of-terrace home offers a rare combination - a generous 0.10-acre plot, a flexible set of outbuildings, and a location less than a mile from the station and town centre.

The main living space runs front-to-back, giving you room to zone it for different needs - family sofa space at one end, dining or play area at the other. It connects through double doors to the conservatory, which works just as well as a playroom, garden room, or hobby space.

The kitchen is laid out with everyday living in mind, offering plenty of worktop space, fitted cupboards, and windows on two sides that keep it feeling bright. Positioned beside the living room, it's easy to stay connected while meals are being prepared, and there's also scope to reconfigure if you'd prefer a larger open-plan layout in the future.

There's also a downstairs toilet - a simple but hugely useful detail when you've got children, guests, or just don't want to trek upstairs mid-day.

You'll love the bathroom which has been updated since the current owners moved in, with a clean, contemporary suite that includes a bath with shower over - a small but meaningful upgrade for family life or for those who prefer the option of both - an invigorating start to the day or long soak after a busy day.

All three bedrooms are genuine usable rooms — there's no cramped box room here. The two larger bedrooms comfortably fit a double bed and storage, and the third still has room for a bed and desk, making it ideal as a child's room or home office.

A great sized east-facing garden catches the morning and early afternoon sun, and the plot size means you have proper space for children to run around, for vegetable beds, or for simply enjoying the outdoors without feeling overlooked.

Got a car? Parking is via a shared driveway that leads to space right by your door – so the weekly shop, pushchairs, or sports kit can be carried in without the juggling act you get with on-road parking. Beyond this, the original garage outbuildings remain in place (one currently under repair), and there's also a modern timber shed set on proper hard standing. Together they provide plenty of practical storage for bikes, tools, BBQs, or garden furniture – everything has its place without taking over the house.

This home sits on a long Letchworth Garden City Heritage Foundation lease, with 893 years remaining - completely standard for the area, mortgageable, and comes with no ground rent or management fees.

High Avenue is located within Letchworth's original Garden City grid, known for its wide verges, mature trees, and generous gardens. It's a short walk to the mainline station, with direct trains not only to London King's Cross (around 40 minutes) but also to Cambridge, Peterborough, and beyond - making it ideal for hybrid working or regular travel in different directions. You can even get to Brighton in under two hours.

Road links are excellent too, with the A1(M) just minutes away for north-south routes, and connections to the A505 for Hitchin, Baldock, and Royston. London Luton Airport is about 25 minutes by car, while Stansted and Heathrow are both reachable in under an hour, so weekend breaks or work trips abroad are straightforward.

The location balances a peaceful, neighbourly setting with genuine convenience for anyone whose life stretches beyond the town.

| **ADDITIONAL INFORMATION**

Council Tax Band - C

EPC Rating - D

Leasehold - 893 years remaining - Peppercorn Ground Rent

| **GROUND FLOOR**

Living Room: Approx 22' 10" x 11' 6" (6.96m x 3.50m)

Kitchen: Approx 10' 11 x 10' 0" (3.34m x 3.04m)

Conservatory: Approx 13' 3" x 9' 5" (4.03m x 2.88m)

Downstairs Toilet: Approx 4'6" x 3'9" (1.38m x 1.14m)

| **FIRST FLOOR**

Bedroom One: Approx 11' 6" x 11' 5" (3.50m x 3.48m)

Bedroom Two: Approx 11' 10" x 10' 0" (3.60m x 3.05m)

Bedroom Three: Approx 10' 5" x 8' 4" (3.17m x 2.53m)

Shower Room: Approx 13' 2" x 7' 4" (4.01m X 2.23m)

| **OUTSIDE**

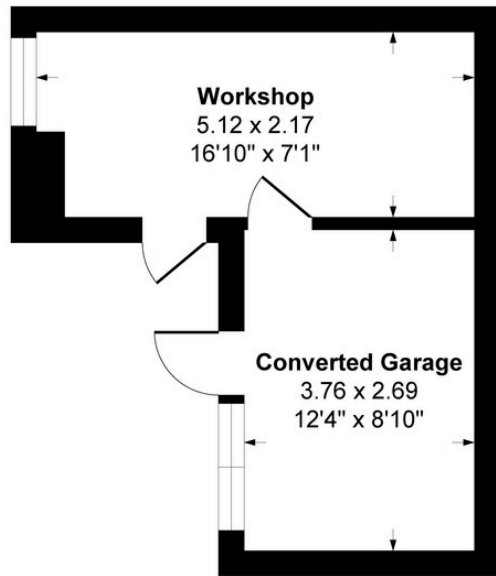
Off road parking to the side

Enclosed rear garden with gated access to the front



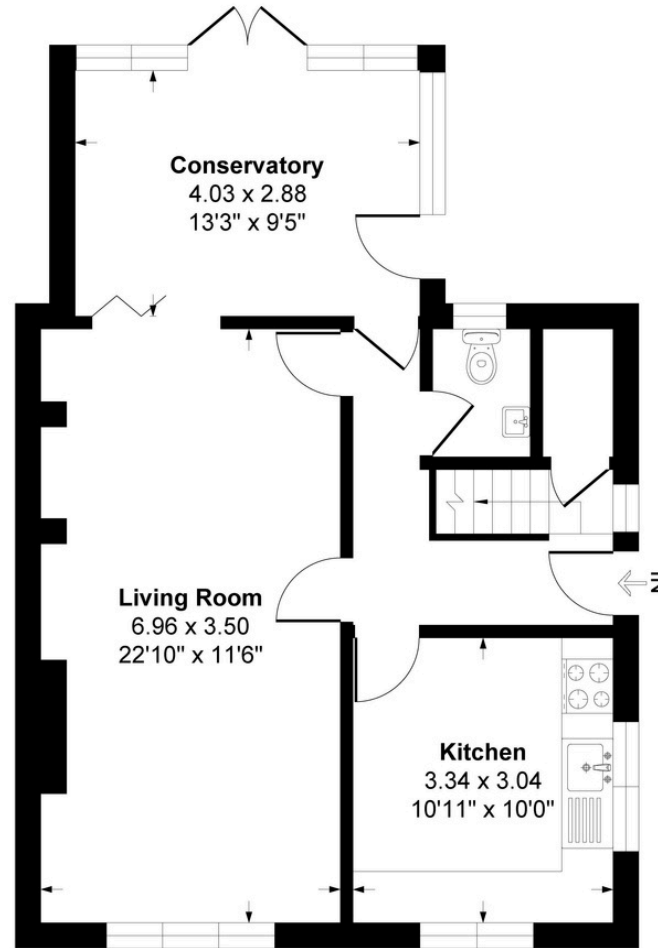
Outbuilding

Approx. 21.6 sq. metres (232.7 sq. feet)



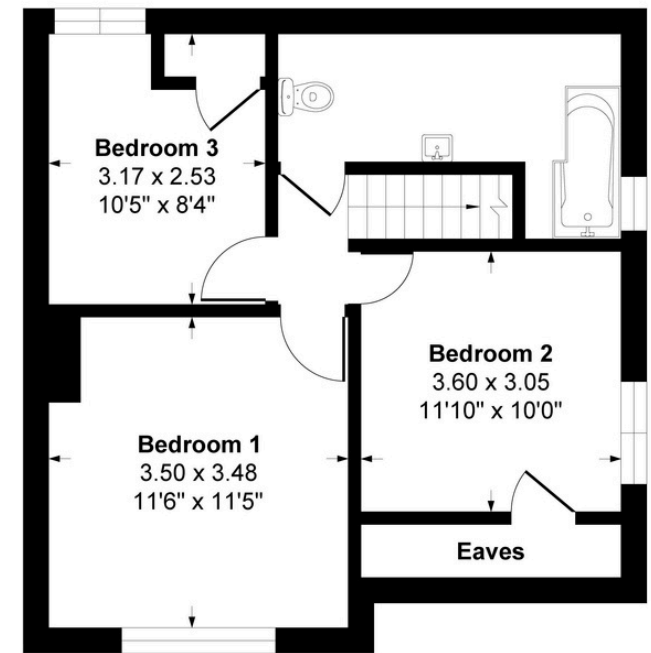
Ground Floor

Approx. 58.7 sq. metres (632.6 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.9 sq. feet)



Total area: approx. 125.0 sq. metres (1346.3 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	