



Haymoor, Letchworth Guide Price £595,000

Charming Family Home: Perfect for families, blending classic charm with modern conveniences | Spacious Living Room: Ample, bright space with durable flooring, ideal for relaxation and entertainment | Contemporary Kitchen: Stylish, updated kitchen with white cabinetry and modern appliances | Dining Area with Garden Access: Large dining space with French doors opening to a beautiful garden | Three Sizeable Bedrooms: Includes built-in wardrobes and ample storage in the main rooms | Ground Floor Toilet: Adds convenience and practicality to the home with space for a tumble dryer | Serene East-Facing Garden: Well-maintained outdoor area with a garden room equipped with power and light | Private Driveway and Garage: Off-street parking for two cars plus additional garage storage | Imagine a leisurely stroll to your favourite cafe in town at the weekend or visits to the Green Space of Norton Common with Outdoor activities - swimming pool / tennis etc and the Greenway | Great road links - short drive to A1(M), M1 and A10 nearby. 30 mins to London Luton Airport |



Looking for a space for your family to grow? Nestled on a tranquil, tree-lined street in Letchworth, this great home offers the perfect balance of traditional charm and a modern interior. Just a leisurely 10-minute stroll from the town centre and your favourite café, it caters superbly to both young and growing families looking for style and convenience.

Upon entering, you're greeted by an inviting atmosphere, filled with natural light that accentuates the stylish modern décor found throughout the home. The living room, spacious and versatile, invites you to personalise your living space with your preferred furnishings and touches. The hard-wearing flooring adds a touch of elegance while ensuring easy maintenance—ideal for those with pets or little ones. There are new carpets laid to the stairs, landing and bedroom two.

Towards the back of the home, a sleek, recently updated kitchen awaits. Bright white cabinets with striking contrasting countertops offer extensive storage and ample room for your culinary exploits. This area flows seamlessly into a large dining space, complete with expansive French doors that lead out to the mature garden—perfect for both lively social gatherings and peaceful family dinners.

The ground floor is made even more family-friendly with the inclusion of a convenient downstairs toilet with space for a tumble dryer.

Upstairs three well-proportioned bedrooms provide peaceful retreats. The master and second bedroom feature built-in wardrobes and ample space, ensuring a clutter-free environment. The third bedroom, more than just a simple spare room, provides generous space suitable for growing children or a dedicated home office, enhancing its appeal for remote workers.

The recently refitted bathroom with a shower over the bath offers a stylish and practical space for both quick showers and leisurely baths, catering to all aspects of family life.

If you own a car, you will appreciate the good sized driveway offering off-street parking, together with a garage for additional storage needs. The East-facing garden, richly planted and mature, offers a tranquil setting for outdoor entertainment or quiet relaxation, enhanced by a well-equipped garden room with power and light.



This home's location is not just about proximity to the town center; it also provides easy access to Norton Common and the stunning vistas of North Hertfordshire, making it ideal for those who love the outdoors. Commuting is a breeze, with excellent transport links to London, Brighton, and Gatwick Airport.

Seize the opportunity to make this delightful Letchworth home your own. Act quickly—properties like this don't stay on the market for long!

| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 12' 4" x 11' 4" (3.76m x 3.45m)

Kitchen: Approx 7' 7" x 6' 8" (2.31m x 2.03m)

Dining Area: Approx 12' 1" x 10' 7" (3.68m x 3.23m)

Downstairs Cloakroom: Approx 6' 3" x 2' 10" (1.91m x 0.86m)

| FIRST FLOOR

Bedroom One: Approx 12' 4" x 10' 8" (3.76m x 3.25m)

Bedroom Two: Approx 12' 1" x 9' 7" (3.68m x 2.92m)

Bedroom Three: Approx 8' 10" x 6' 4" (2.69m x 1.93m)

Bathroom: Approx 8' 4" x 7' 5" (2.54m x 2.26m)

| OUTSIDE

Garden Room: Approx 8' 10" x 6' 4" (2.69m x 1.93m)

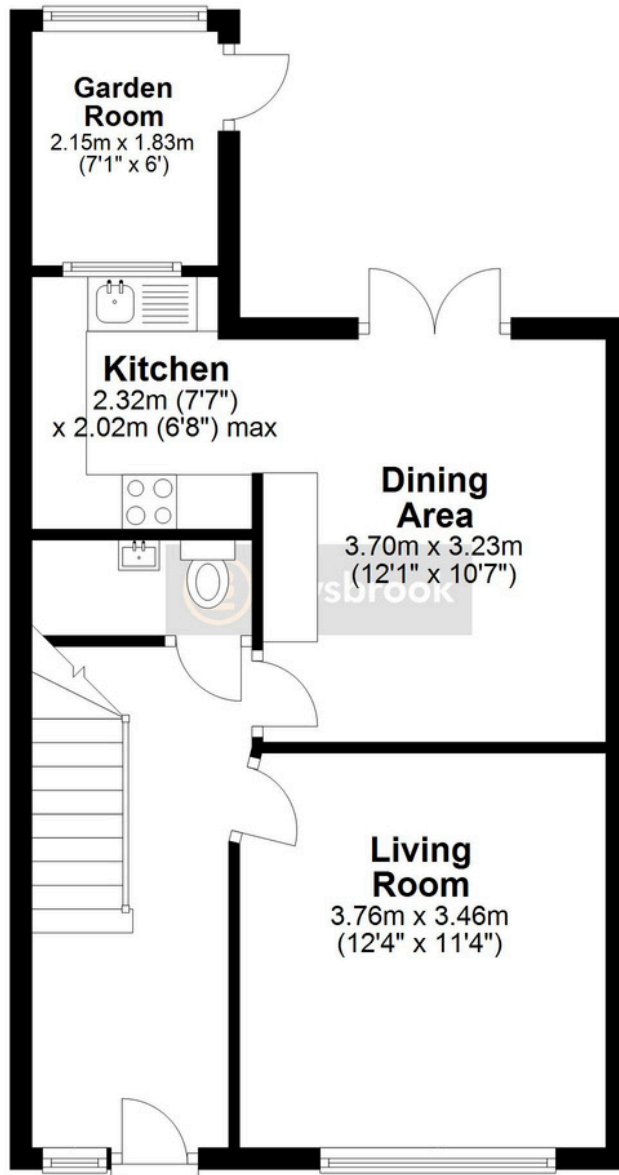
Garage: Approx 17' 3" x 7' 8" (5.26m x 2.34m)

Large mature enclosed rear garden with gated access to the side



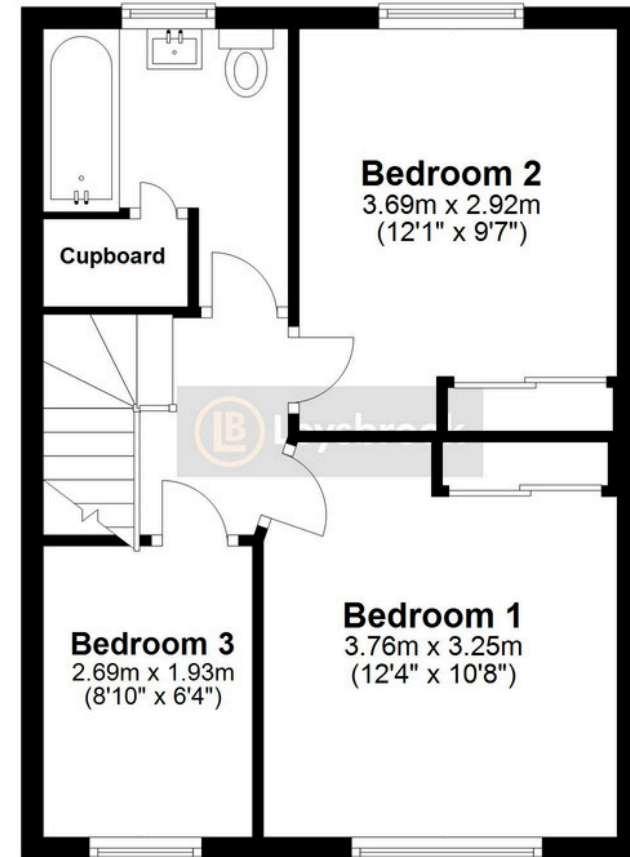
Ground Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 83.5 sq. metres (898.3 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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