



Kimberley, Letchworth Offers in Excess of £325,000

Open green space directly outside the front windows gives light, outlook and breathing room you don't usually get at this level | Corner-plot position creates real garden width and depth, meaning space to relax, play or entertain without feeling overlooked or boxed in | Main living space works for real life, with room to unwind, eat together and drift outside in warmer months without rearranging furniture | Kitchen layout supports everyday routines, from quick midweek meals to slower weekends, without feeling shut away from the rest of the house | Bedrooms flex as life changes, whether that's working from home, growing into family life or having space ready for guests | Shower room and separate WC make mornings smoother, especially when different schedules collide | Outdoor space feels usable rather than ornamental, offering privacy, sunlight and room to enjoy without becoming a maintenance burden | Established surroundings give a calmer, more settled feel than newer estates, with greenery woven into daily routes and routines | Rail links make commuting realistic, with London, Cambridge and Brighton all accessible for work, weekends or days by the sea | Well placed for schools and everyday needs, making this a home that supports both starting out and putting down longer-term roots



Space, light and breathing room set the tone here. Sitting on a wide corner plot and facing directly onto open green space, this end-of-terrace home immediately feels less enclosed than most. No parked cars outside the front windows, daylight coming in from multiple angles, and a sense of openness that's noticeable before you even step inside.

Life naturally gathers in the main living space. There's room to stretch out at the end of the day, space to sit and eat together without compromise, and an easy connection to the garden that changes how the house feels through the seasons. Doors open wide in warmer months, letting evenings drift outside, while colder days still benefit from the outlook and light. It's a room that adapts to how you live, not the other way around.

Everyday cooking feels easy here. Worktop space is generous enough to prep without juggling, storage is where you need it, and the layout keeps everything within reach rather than stretched across the room. A view out to greenery stops the space feeling boxed in, making even midweek meals feel calmer and more enjoyable.

When it's time to get your head down, the main bedroom feels calm and comfortable - somewhere to properly switch off rather than just fit the furniture in. A second double gives flexibility for guests or working from home without feeling compromised, while the third room suits a nursery, study or dressing room depending on how life looks right now. Mornings are handled properly too, with a shower room that's ideal for quicker, more invigorating starts, and a separate WC that quietly removes pressure from busy routines.

What really elevates this home is the garden. Width and depth combine to create outdoor space that's genuinely usable rather than something you just look at. There's room to sit, space to play, and enough separation from neighbouring homes to enjoy real privacy. Mature planting softens the boundaries, while a detached timber shed adds practical storage without eating into the lawn.



For anyone unfamiliar with Letchworth Garden City, it offers a balance that's increasingly hard to find. Green spaces are woven throughout the town, everyday amenities are easy to reach, and the feel is established rather than overbuilt. Direct rail services put London King's Cross and St Pancras around 30–35 minutes away at peak times, with Cambridge equally straightforward in the opposite direction. The same line continues south to Brighton for days by the sea, while road links via the A1(M) make travelling north or south simple. For wider travel, Luton and Stansted airports are both within easy reach.

What's on offer is a home that feels open, grounded and easy to live in - with an outlook that adds calm, space that flexes with you, and a plot that genuinely improves daily life. At this level, that combination is becoming harder to come by.

| ADDITIONAL INFORMATION

Council Tax Band: C

EPC - C

| GROUND FLOOR

Living Room: Approx 17'8" x 10'10" (5.39m x 3.30m)

Kitchen: Approx 13'4" x 12'0" (4.06m x 3.65m)

Downstairs Cloakroom: Approx 8'3" x 3'4" (2.51m x 1.01m)

| FIRST FLOOR

Bedroom One: Approx 12'2" x 9'9" (3.70m x 2.98m)

Bedroom Two: Approx 12'1" x 8'2" (3.68m x 2.50m)

Bedroom Three: Approx 7'4" x 6'5" (2.23m x 1.96m)

Shower Room: Approx 9'11" x 5'6" (3.01m x 1.67m)

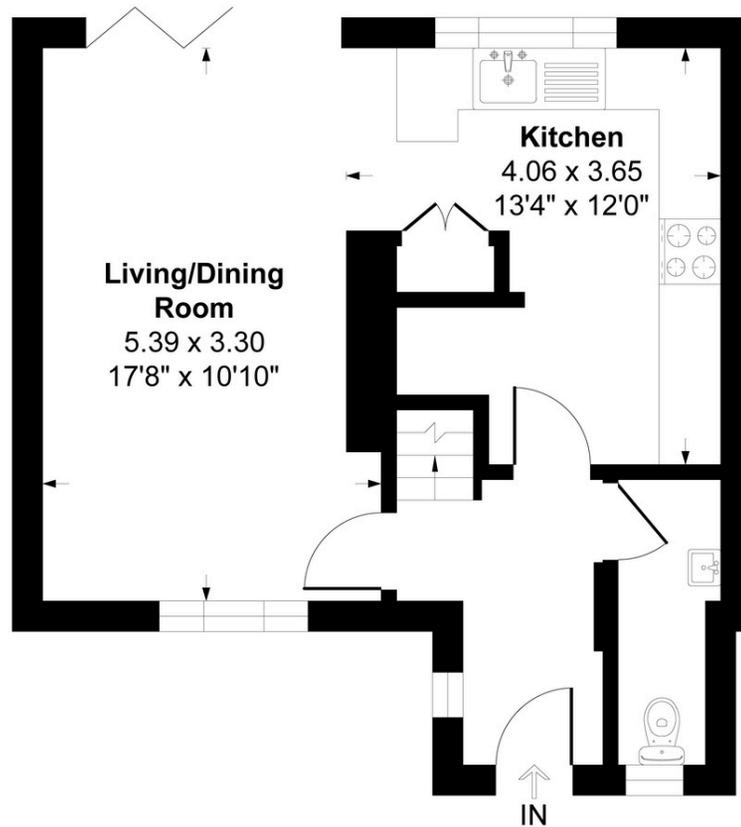
| OUTSIDE

Gardens to front and rear



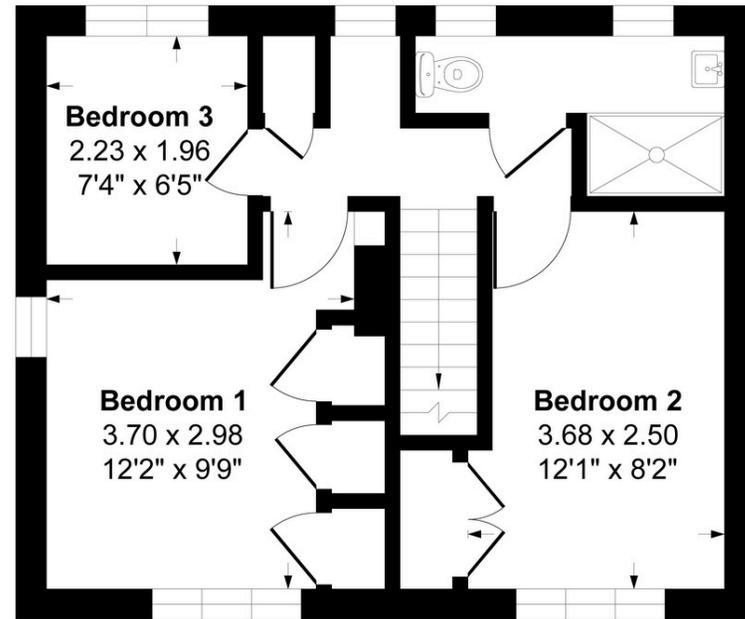
Ground Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 75.0 sq. metres (807.5 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		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC