



Dents Close, Letchworth Offers in Excess of £475,000

Spacious open-plan living and dining — perfect for family life, entertaining, or just stretching out in comfort | South-East facing garden ready for morning coffees, weekend barbecues, and playtime in the sun | Hardwearing wooden floors keep life low-maintenance, whether it's muddy boots or mealtime spills | Compact, bright kitchen with a lovely garden outlook — ideal for easy meal prep and relaxed coffee breaks | Handy downstairs shower room and utility space for busy mornings, guests, or outdoor adventures | Four bedrooms give everyone their own space — for sleep, study, play, or working from home | Driveway and garage giving you secure parking, workshop space, or room for hobbies | Walk to Lordship Farm Primary in under 10 minutes - no stressful school runs, just an easy start to the day | Moments from the Greenway and open countryside - perfect for dog walks, weekend adventures, and getting outdoors | Easy access to the A1(M) and A10 for road trips and weekend getaways, plus trains to London in under 45 minutes for city days or the daily commute



An Ideal Home For First-Time Buyers, Young Couples With Pre-School Children, or Those Looking To Start A Family

Maybe you're seeking a fresh start, or perhaps you're downsizing from a larger property — either way, this home is ready for you to move your furniture in and start enjoying right away.

At its heart is a spacious open-plan living and dining area, where there's more than enough room for a large sofa, dining table, and your own personal touches. Wooden flooring not only looks stylish but is also practical - perfect for everyday life, whether that's entertaining, family time, or just relaxing without worrying about spills or muddy shoes.

French doors lead straight onto the rear garden, letting plenty of natural light flow into the room and making it easy to extend your living space outside on warmer days. Whether you're hosting friends, setting up a play area, or just enjoying a quiet coffee in the sun, the garden becomes part of your everyday life.

The kitchen is bright, with warm wood-effect cabinetry offering good storage for everyday essentials. A big window over the sink frames a lovely view to the front, bringing a splash of colour and life to meal prep times. Compact and easy to manage, it's a kitchen that works well for busy lives - and there's still room to add a small island or breakfast bar if you want a bit of extra flexibility.

Downstairs, there's a practical shower room/utility space too — perfect for busy households, muddy boots after countryside walks, or giving guests a bit of privacy when they visit.

Space to grow, work, and unwind is easy to find here. Two double bedrooms and two singles mean everyone can have a room that suits them — whether it's a peaceful place to sleep, a home office, or a creative space for hobbies. Built-in storage keeps things practical, helping you make the most of each room without filling them up with extra furniture.

The main bathroom is fitted with a white suite and shower over the bath — equally suited to long soaks after a busy day or quick showers before work and school.

Outside, the south-east facing garden is a great bonus — brick-paved patio areas for outdoor dining, a lawn for children or pets to run around on, and space to add your own touch if you're a keen gardener. Private, sunny, and manageable without being high maintenance.

Own a car? - you'll appreciate the block paved driveway to the front. There's also a garage — not just a place for your car (although you can if you want to), but just as handy for bikes, tools, garden furniture, or even setting up a mini home gym if that's more your thing.

Location-wise, it's brilliant. You're only a 10-minute walk from Lordship Farm Primary School, catering from nursery to juniors, with secondary schools (both state and private) available in town too. If you love the outdoors, you'll be thrilled to know you're moments from the Greenway and open countryside — perfect for dog walks, runs, and weekend adventures.

For commuters, Letchworth's Mainline Station is just a 20-minute walk, getting you into London in under 45 minutes. And if you're heading further afield, stay on and reach Gatwick or the south coast without needing to change. Road links via the A1(M) and A10 are easily accessible too.

Whether you're buying your first home, wanting extra space to grow, or downsizing to something more manageable without giving up room to breathe, this property could be exactly what you've been waiting for.



| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - C

Leasehold - 935 years remaining

Ground Rent - £5.00 P.A.

| GROUND FLOOR

Lounge / Diner: Approx 22' 0" x 17' 11" (6.70m x 5.45m)

Kitchen: Approx 11' 9" x 6' 8" (3.58m x 2.03m)

Downstairs shower Room / Utility: Approx 8' 6" x 7' 1" (2.59m x 2.16m)

| FIRST FLOOR

Bedroom One: Approx 13' 1" x 11' 5" (4.00m x 3.49m)

Bedroom Two: Approx 12' 0" x 8' 10" (3.66m x 2.69m)

Bedroom Three: Approx 18' 9" x 6' 0" (5.71m x 1.82m)

Bedroom Four: Approx 8' 9" x 5' 8" (2.66m x 1.73m)

Bathroom: Approx 8' 9" x 6' 7" (2.67m x 2.00m)

| OUTSIDE

Garage: Approx 17' 11" x 8' 2" (5.46m x 2.49m)

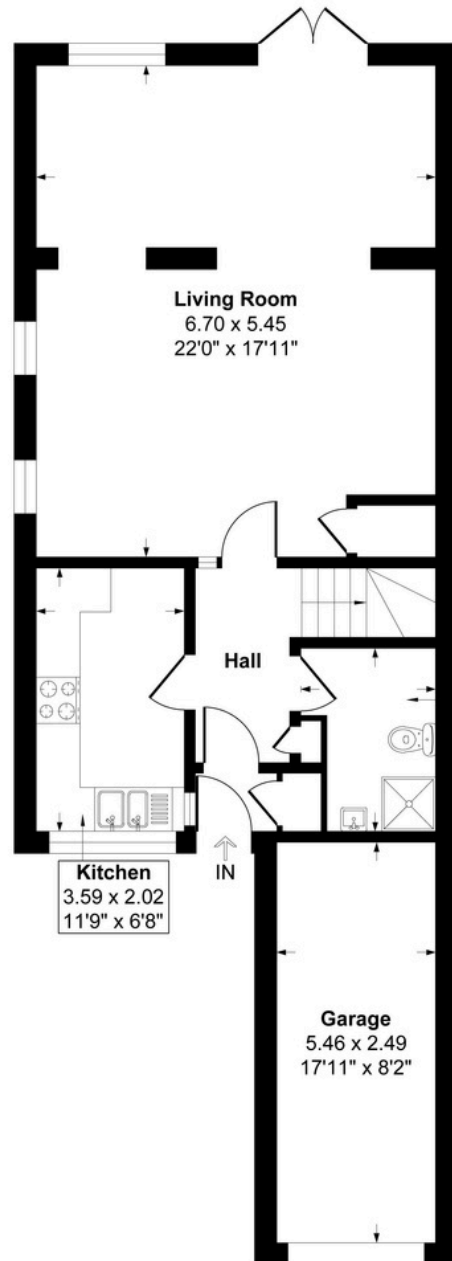
Driveway providing off road parking

Enclosed rear garden with gated access to the front



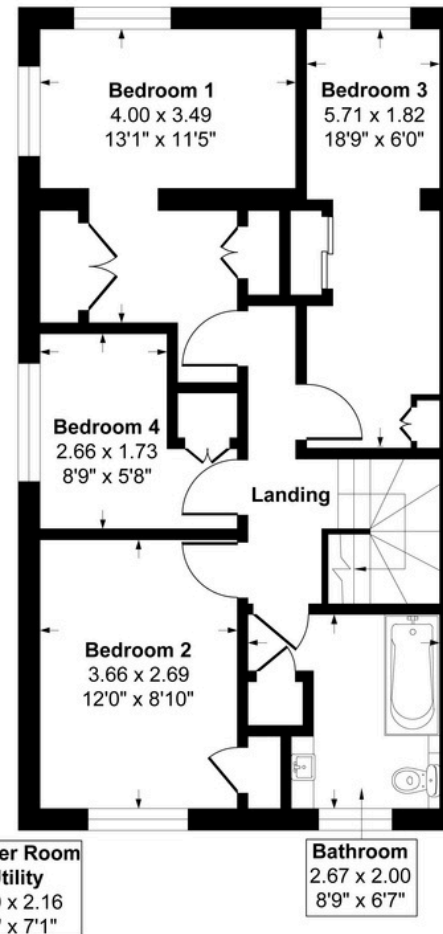
Ground Floor

Approx. 70.8 sq. metres (762.8 sq. feet)



First Floor

Approx. 57.8 sq. metres (623.0 sq. feet)



Total area: approx. 128.7 sq. metres (1385.8 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	69	
(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