



Northfields, Letchworth Offers in Excess of £325,000

NO UPWARD CHAIN - Possible QUICK MOVE ! NO Stamp Duty for First Time Buyers! | Affordable Price: Exceptional value under £400k, a rare find for a property of this size and location | Requires refurbishment and MODERNISATION - So much potential to create a home with your taste and design. Opportunity to add value! | Spacious Living Room: Generous space for large furniture, abundant natural light from windows at both ends, with French doors leading to a conservatory | Generous Plot Size: 1960's build with a sizable plot, featuring a low-maintenance rear garden with patio and decking areas, perfect for summer BBQs and evening relaxation | Off-Road Parking: Driveway with space for two cars and a garage for additional storage | Within half a mile of 4 GOOD Ofsted Primary SCHOOLS and two miles of 6 Senior SCHOOLS including two independent | Just over a mile (25 mins walk) to Letchworth MAINLINE STATION and town centre | Great road links for those commuting by road - just a couple of mile to A1(M) - North and South. 30 minute drive to London Luton Airport



A Large Three Bedroom Semi Detached House, ONLY A 25 Minute Walk From The Town Centre, For Less Than £400k? How can that be? This could be the ideal first time purchase if you are looking to fly the nest or for someone stuck in a small flat. A fantastic opportunity to improve and modernise this great sized property - homes don't get built like this anymore.

Maybe you are an investor / developer looking for a property with potential to improve and rent or are you looking for a family home - ideally located for schools, both primary and secondary. The living room is a great space with plenty of room for a large sofa, armchairs and other furniture. There's an abundance of natural light from windows at either end - French doors leading to the conservatory bring the garden into the living space in the summer months.

The kitchen is also a great size with lots of natural light coming from the large window looking over the rear garden and easy to clean flooring. You may well want to consider updating the cabinets and décor but with plenty of space for storage and work surfaces, you'll never have to worry about clutter or cramped cooking conditions.

When it's time to relax and re-charge your batteries there are two DOUBLE bedrooms upstairs and a single - all with carpets so no cold feet on winter mornings. While it may not be the latest in modern design, the bathroom offers a good size shower cubicle.

Like a lot of 1960's built properties this home has a great sized plot. To the rear there's a low maintenance garden with both patio and decking areas - great for the summer BBQ's or catching the evening sun with a glass of wine and there is a large front garden which wraps round the side of the house.

Got a car? A driveway to the side provides off road parking for two cars and a garage provides plenty of space to store garden tools / furniture..



Within a mile from Norton Common and a short walk to access Letchworth Greenway and the beautiful North Hertfordshire countryside - ideal for dog owners, walkers, joggers and cyclists alike. A great town, popular with commuters and those looking for a mix of town and country life. From Letchworth mainline station you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) and A10 take you North and South.

Great affordable homes like this get snapped up fast! DO NOT miss out - Give the Leysbrook team a call today and book your viewing before someone else buys!

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 18' 5" x 10' 9" MAX (5.61m x 3.28m)

Kitchen: Approx 14' 1" x 13' 9" MAX (4.29m x 4.19m)

Conservatory: Approx 11' 4" x 7' 8" (3.45m x 2.34m)

| FIRST FLOOR

Bedroom One: Approx 10' 3" x 10' 9" (3.12m x 3.28m)

Bedroom Two: Approx 12' 6" x 7' 8" MAX (3.81m x 2.34m)

Bedroom Three: Approx 7' 9" x 7' 9" (2.36m x 2.36m)

Bathroom: Approx 8' 3" x 4' 8" (2.51m x 1.42m)

Separate Toilet: Approx 4' 3" x 2' 5" (1.30m x 0.74m)

| OUTSIDE

Garage: Approx 19' 3" x 9' 2" (5.87m x 2.79m)

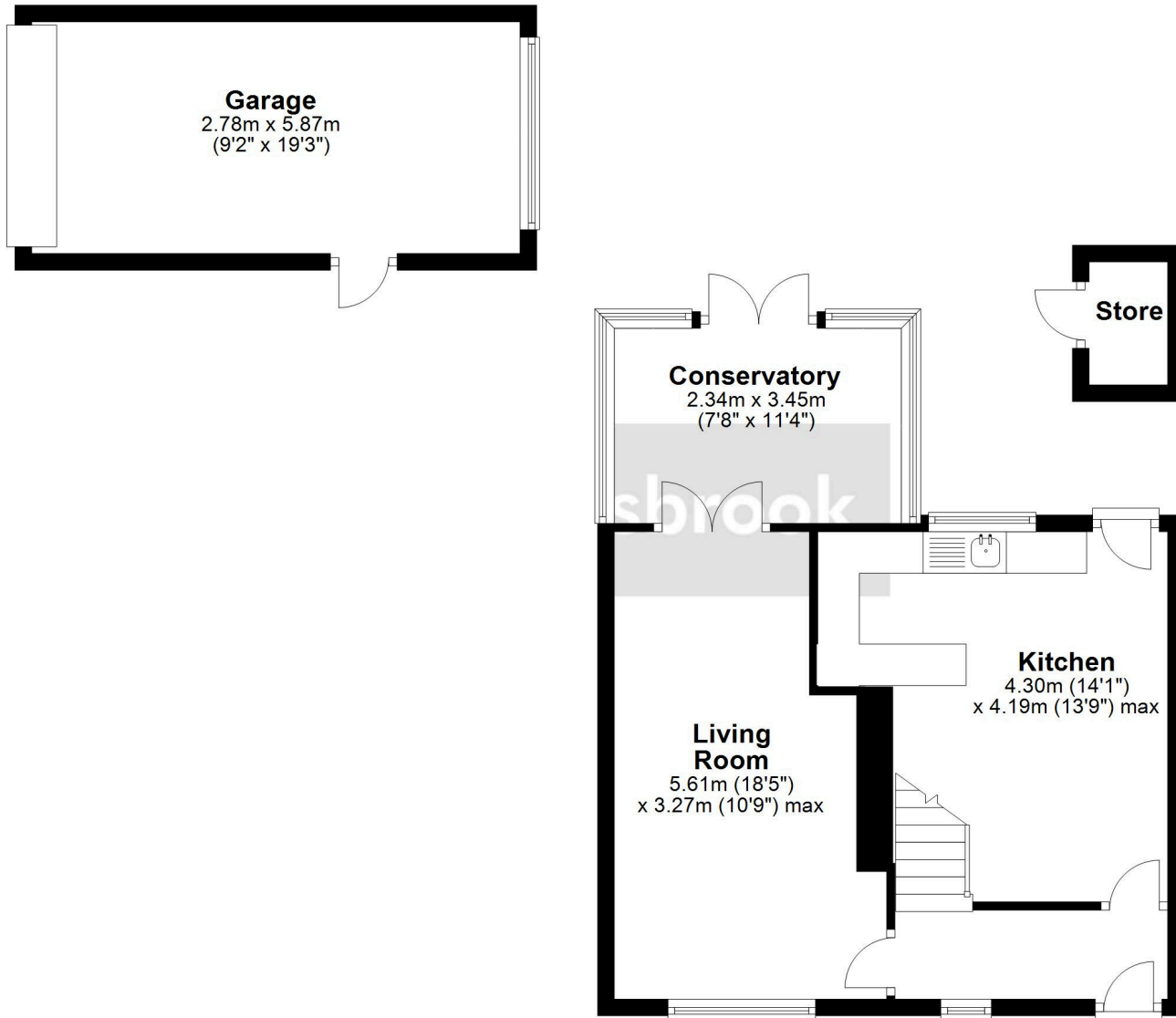
Store: 4' 10" x 3' 1" (1.47m x 0.94m)

Large corner plot with gardens to front and "wrap around" to the rear



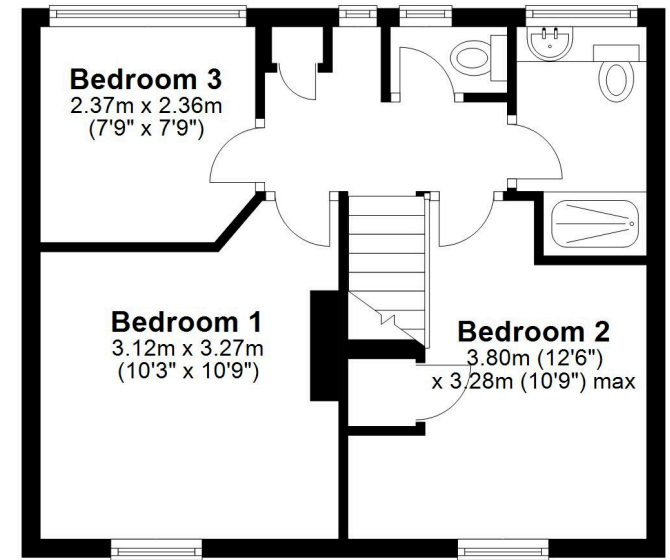
Ground Floor

Approx. 63.4 sq. metres (682.5 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 100.7 sq. metres (1084.2 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

Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	