



**Swift Close, Letchworth Offers in Excess of £350,000**



**Ideal for First-Time Buyers:** Perfect for those looking to purchase their first home and gain independence | **Modern neutral decor** - just add furniture, furnishing and fixtures to reflect your taste | **Modern Kitchen:** Recently updated kitchen with ample storage and high-spec appliances, perfect for family meals and entertaining | **Cozy Living Room:** Bright and welcoming living room with space for large sofas and personal touches | **Versatile Conservatory:** Practical conservatory currently used as a utility room, great for laundry and extra storage | **Efficient morning routines:** With a shower over the bath, enjoy invigorating morning showers and relaxing evening soaks | **Attractive front and rear gardens** that add a touch of nature to your surroundings | **Ample Parking:** Garage and large driveway providing off-road parking for multiple cars, plus on-street parking for guests | **Great Local Schools:** Located within the catchment area of good primary and secondary schools | **Excellent Commuting Options:** Close to the mainline station for quick trips to London and easy access to the A1(M) for road travel



**A Great Sized 3 Bedroom Semi-Detached House, Within The Catchment Of Good Schools, For Offers Over £350k?** How can that be? This could be the ideal first time purchase if you are looking to fly the nest, for a young family, or for someone stuck in a small flat - move here and gain your independence and benefit from the additional space! Maybe you are downsizing and don't want to compromise on space?

A porch to the front provides a nice greeting entrance and place to take off shoes and coats in the winter months.

The living room is a great space with neutral modern décor and plenty of room for a large sofa, armchair and other furniture. You can add soft furnishings and décor that reflect your personal style. The wooden flooring not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living. Whether you have pets or children, you can rest assured that spills and messes can be easily wiped away.

The contemporary kitchen fitted just two years ago, is blessed with ample worktop and storage space and high specification integrated appliances make it a joy to cook and prepare meals and clean up afterwards. The open-plan layout of this space provides room for a table and chairs, making it ideal for family meals and entertaining guests.

French doors lead to a practical and versatile conservatory room which is currently set up to make daily logistics smoother. It provides a convenient utility room, simplifying your life with a compact setup for laundry and additional storage and a place to keep your outdoor shoes, or bring a dog in from a muddy walk.

When it's time to relax and re-charge your batteries there is a good sized double main bedroom and two single rooms - all with neutral carpets so no cold feet on winter mornings. The additional rooms are great for guests, an office or if you are thinking of starting a family.

You'll love the modern bathroom which has a shower over the bath - you can have an invigorating shower in the morning or a relaxing soak after a hard day at work.





If you own a car or two, you'll appreciate the garage and the large block paved driveway to the side of the property which provides ample off road parking for you and your guests.

But that's not all - outside, you'll find an attractive garden. Enjoy the vibrant beauty of a lawn, and well planted beds which add a touch of nature to your surroundings with effortless elegance. Two patio areas ensure you and your guests can catch the sun at different times of the day - a perfect space for hosting summer barbecues or just enjoying a glass of wine on a warm evening.

And with great local schools and green spaces like the Greenway and Norton Common just a stone's throw away, there's plenty to keep you and your family occupied all year round. Letchworth mainline station is just half a mile away and 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) serves the town well and takes you North and South.

**We do not expect this lovely home to be on the market for very long! CALL TODAY to arrange your viewing before someone else buys!**

#### | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

#### | GROUND FLOOR

Living Room: Approx 14' 2" x 13' 7" (4.32m x 4.14m)

Kitchen / Diner: Approx 13' 7" x 10' 6" (4.14m x 3.20m)

Conservatory: Approx 11' 4" x 8' 3" (3.45m x 2.51m)

#### | FIRST FLOOR

Bedroom One: Approx 13' 7" x 8' 6" (4.14m x 2.59m)

Bedroom Two: Approx 7' 9" MAX x 7' 6" (2.36m x 2.29m)

Bedroom Three: Approx 9' 5" x 5' 9" (2.87m x 1.75m)

Bathroom: Approx 7' 4" x 6' 2" (2.24m x 1.88m)

#### | OUTSIDE

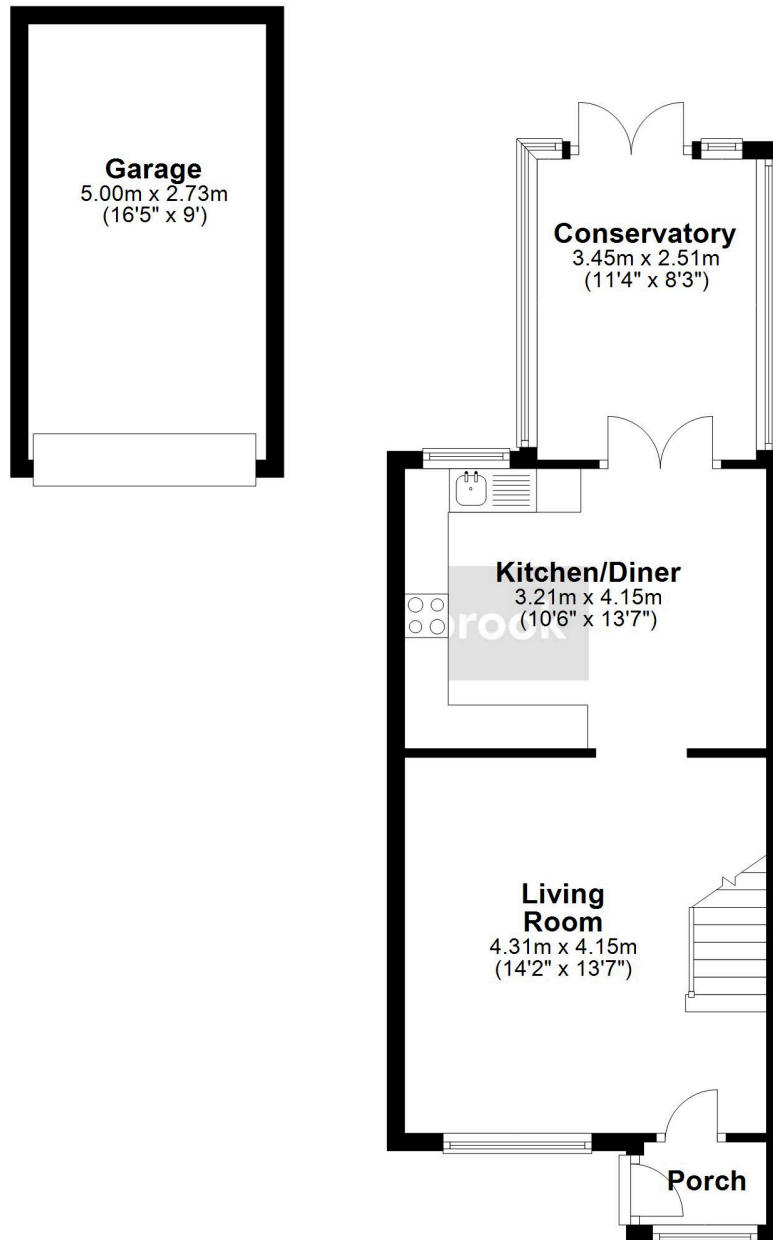
Garage: Approx 16' 5" x 9' 0" (5.00m x 2.74m)

Driveway providing off road parking for 4 cars



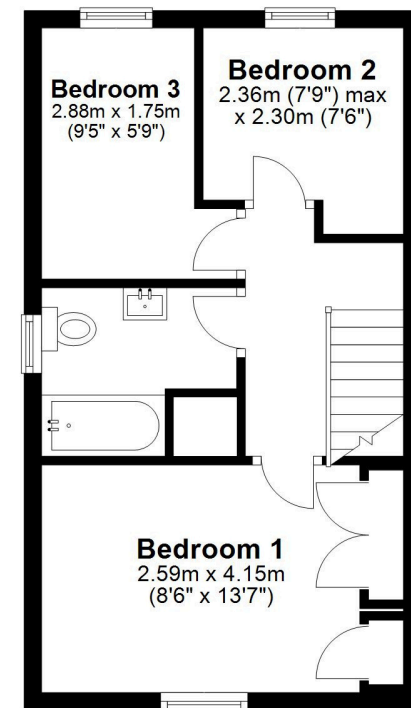
## Ground Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 87.2 sq. metres (938.8 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](mailto:info@leysbrook.co.uk)

### Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	