



Western Way, Letchworth GUIDE PRICE £180k to £200k

GUIDE PRICE £180k to £200k. No onward chain, allowing for a quicker and more straightforward move | Approx. 721 sq. ft. arranged over two levels, offering more space than many comparable homes | Two genuine double bedrooms with flexibility for work or guests | Modern bathroom already updated and ready to use | Kitchen with ample worktop space and room for a small dining table | Private outdoor storage cupboard for bikes, tools or overflow | Strong investment potential with £13,200 p.a. rental income (7% gross yield) | Located on the Grange - known locally for value, space and practicality | Norton Common for open space, the town centre for day-to-day, and the station when you need it | Excellent connections – trains to London in under 40 minutes, A1(M)/A505 and Luton & Stansted within reach |



GUIDE PRICE £180k to £200k - GREAT VALUE - You Don't Usually Get This Much Space At This Level - which is exactly why this one stands out.

Not every first move, or next move, needs to feel like a compromise. Sometimes it's about finding somewhere that simply works... and gives you a bit more room to breathe while you're at it.

That's exactly what stands out here.

Around 721 sq. ft. gives you space that's often missing at this level, with a natural separation between living and switching off. It changes how the place feels day to day - less like you're fitting around it, more like it fits around you.

The Grange has always been known locally for this. It's not about showy streets or trying to impress. It's about getting more for your money in a location that still keeps everything within reach. Local shops are close by, green space is part of everyday life rather than a weekend plan, and Norton Common is a short walk when you want open space, fresh air, or a reset.

And for anyone coming from outside the area, Letchworth tends to catch people off guard - in a good way. Wide, tree-lined roads, proper spacing between homes, and a town centre that still feels like somewhere you'd actually use. Coffee on Broadway, a film at the cinema, or a quick train into London when needed - King's Cross and St Pancras are comfortably within commuting distance.

When it's time to cook, there's enough room to do it without juggling plates on top of each other - plus the option to add a small table if that suits how you live. Evenings tend to drift naturally into the living space at the back, where the full-width layout and balcony give you somewhere to open things up a little - whether that's fresh air, a quiet moment, or just not feeling boxed in.

Both bedrooms give you options rather than limitations. Space to work, host, or just shut the door and switch off without feeling on top of everything else. The bathroom's already been taken care of, so there's no immediate list of jobs waiting for you once the keys are in your hand.



If this is your first place, it's an easy one to settle into without feeling like a stepping stone. If life's changing direction and you need a reset, it gives you space and simplicity without overcomplicating things.

From an investment point of view, it's just as straightforward - ready to go, with the kind of return that makes sense on paper and in practice. Over £13,000 P.A. rental income and low charges.

Day-to-day details have been thought about too. Storage for the things you don't want cluttering up your space and a location that keeps you connected without feeling busy.

It's not trying to be something it isn't. Just a home that quietly gives you more - more space, more flexibility, and a better way to live than most at this level.

| ADDITIONAL INFORMATION

Lease remaining - 102 years and 6 months

Ground Rent: £10 P.A. Service Charges: £721.08 P.A.

Council Tax Band - B - £1,790.95 P.A.

EPC Rating - D

Gas Central Heating

| GROUND FLOOR

Living Room: Approx 15' 7" x 11' 5" (4.75m x 3.48m)

Kitchen: Approx 12' 8" x 8' 8" (3.86m x 2.64m)

| FIRST FLOOR

Bedroom One: Approx 15' 7" x 8' 5" (4.75m x 2.57m)

Bedroom Two: Approx 14' 1" x 9' 4" (4.29m x 2.84m)

Bathroom: Approx 7' 4" x 5' 5" (2.24m x 1.65m)

| OUTSIDE

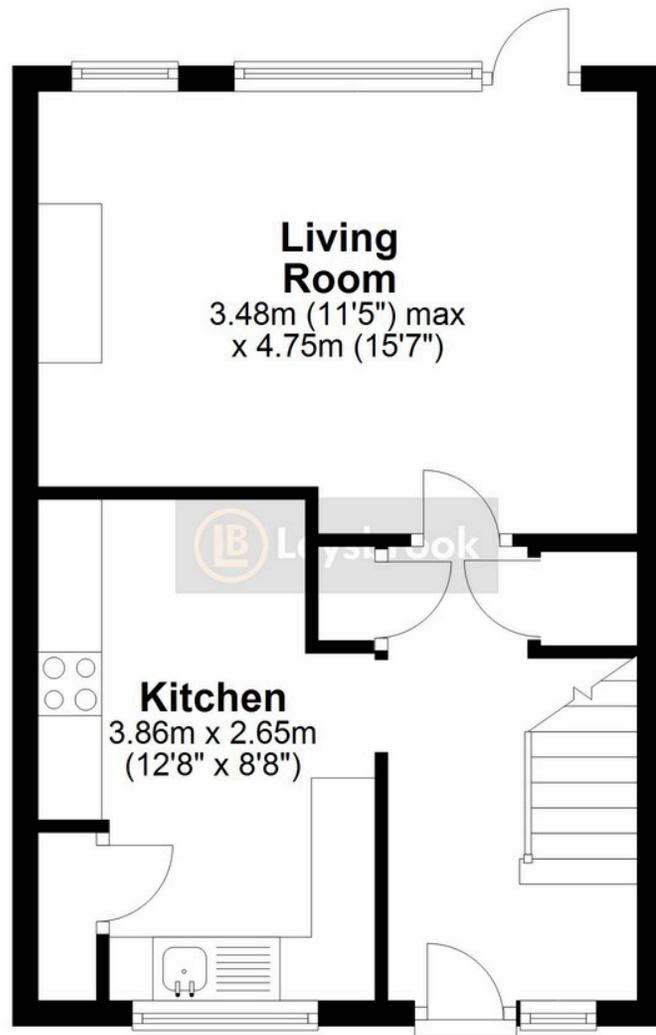
Balcony

Two secure storage cupboards



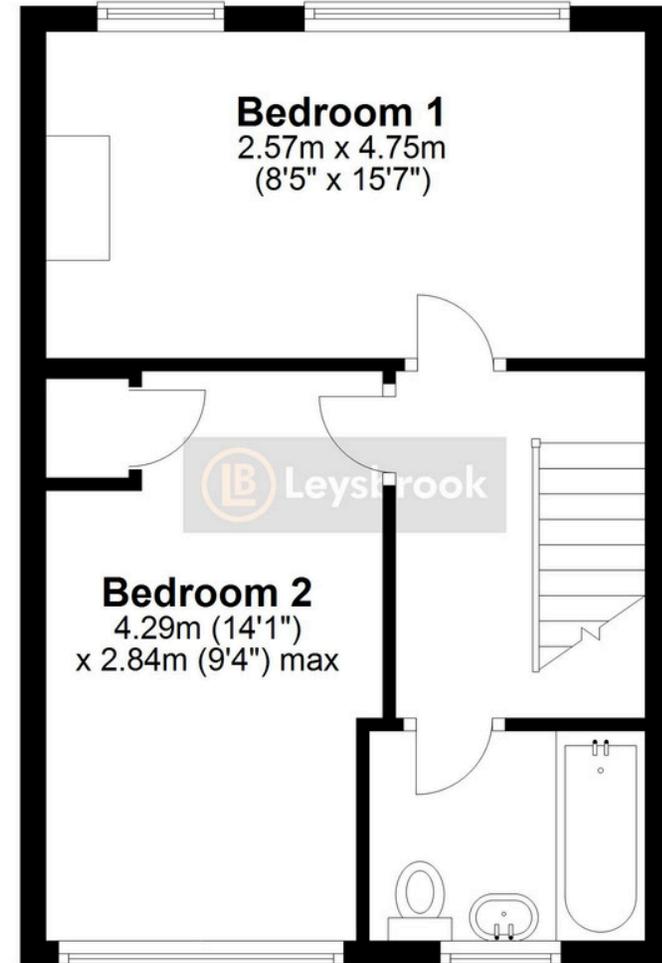
Ground Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	71
(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	