



Heathermere, Letchworth Guide Price £475,000

Extended living space: Enjoy ample room for family activities and entertaining guests | **Practical kitchen:** A well-appointed kitchen with plenty of storage makes meal prep a breeze | **Bright living room:** Large windows flood the living room with natural light, creating an inviting space for relaxation and family gatherings | **Garden access dining:** The dining area seamlessly connects to the outdoors, ideal for alfresco meals | **Versatile study:** A dedicated study offers a quiet retreat for work or study, ensuring productivity | **Four adaptable bedrooms:** Accommodate a growing family or create a guest room or hobby space | **Efficient morning routines:** With a full bathroom and an extra shower room, mornings are smoother | **Ready-to-enjoy garden:** The garden is a tranquil haven for relaxation, play, and gardening | **Educational opportunities:** Situated within an array of reputable schools | **Commuter-friendly location:** Less than an hour to central London or Brighton, balancing work and leisure travel with ease



Imagine settling into a home where each room invites your family to make memories. This four-bedroom semi-detached gem, with its sturdy 1960s craftsmanship, now offers a generous 1,171 square feet of space, thanks to a smart extension.

Your new kitchen is ready to handle birthday bakes and Sunday roasts without a hitch, boasting enough cupboard space to keep all your gadgets and gizmos tucked away. It's the sort of kitchen that keeps family life humming along smoothly. And with a dining space that opens right onto the garden, you can take any meal from table to terrace on those sunny days.

The living room is a blank canvas for your family photos and comfy sofas, brightened by a welcoming window. Here's a space where your family can sprawl out, play, or simply unwind at the end of the day. And the study? It's that quiet corner for when work or homework calls, all without leaving the comfort of home.

Upstairs is about peaceful rest and busy mornings made easier. Four bedrooms offer the flexibility for sleep, play, or work, while the bathroom setups mean no queues when it's time to get ready.

But that's not all - outside, you'll find a mature landscaped garden with a patio area where you and your guests can catch the sun - a perfect space for hosting summer barbecues or just enjoying a glass of wine on a warm evening.

Own a car? You'll appreciate the off-road parking to the front for three cars, and the ample on street parking for guests and visitors too. There is also a gated pathway to the front door.

For young families, there's a great selection of good Primary and Secondary Schools nearby. Green spaces like the Grange recreation ground and the Greenway provide great outdoor areas for dog walking, running and cycling.

This home also keeps commuting simple, whether it's a dash to the city or a drive along the A1(M). With the mainline station just over a mile away 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.



This could be the backdrop for your family's next chapter. Don't wait too long; homes like this are snapped up quickly. Get in touch to see how this space could be yours.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 13' 9" x 11' 2" (4.19m x 3.40m)

Kitchen: Approx 13' 9" x 10' 2" (4.19m x 3.10m)

Dining Room: Approx 13' 9" x 8' 8" (4.19m x 2.64m)

Study: Approx 4' 10" x 4' 9" (1.47m x 1.45m)

Downstairs Cloakroom: Approx 7' 6" x 2' 8" (2.29m x 0.81m)

| FIRST FLOOR

Bedroom One: Approx 12' 5" x 11' 1" (3.78m x 3.38m)

Bedroom Two: Approx 11' 1" x 9' 2" (3.38m x 2.79m)

Bedroom Three: Approx 13' 8" x 8' 8" (4.17m x 2.64m)

Bedroom Four: Approx 8' 10" x 7' 8" (2.69m x 2.34m)

Bathroom: Approx 7' 6" x 5' 6" (2.29m x 1.68m)

Shower Room: Approx 5' 5" x 5' 2" (1.65m x 1.57m)

| OUTSIDE

Driveway providing off road parking for 3 cars

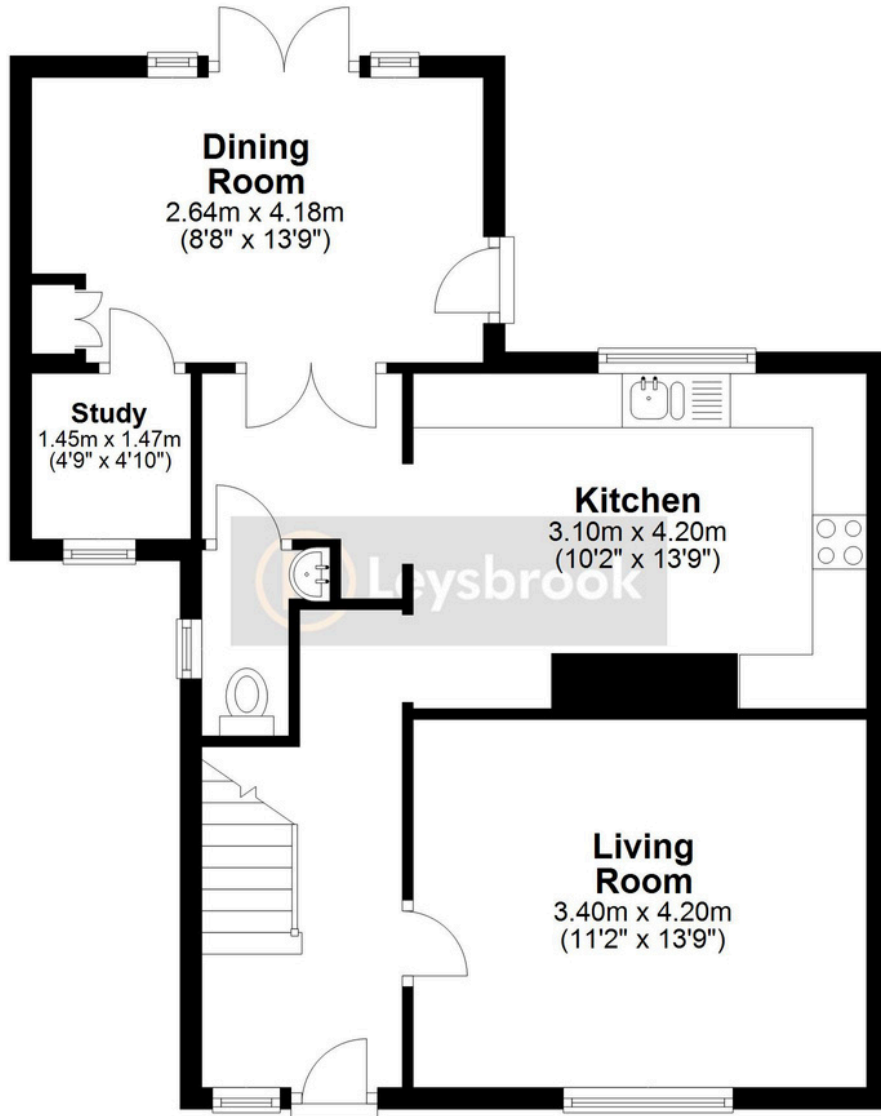
Enclosed rear garden laid to lawn with patio area

Gated access to the front



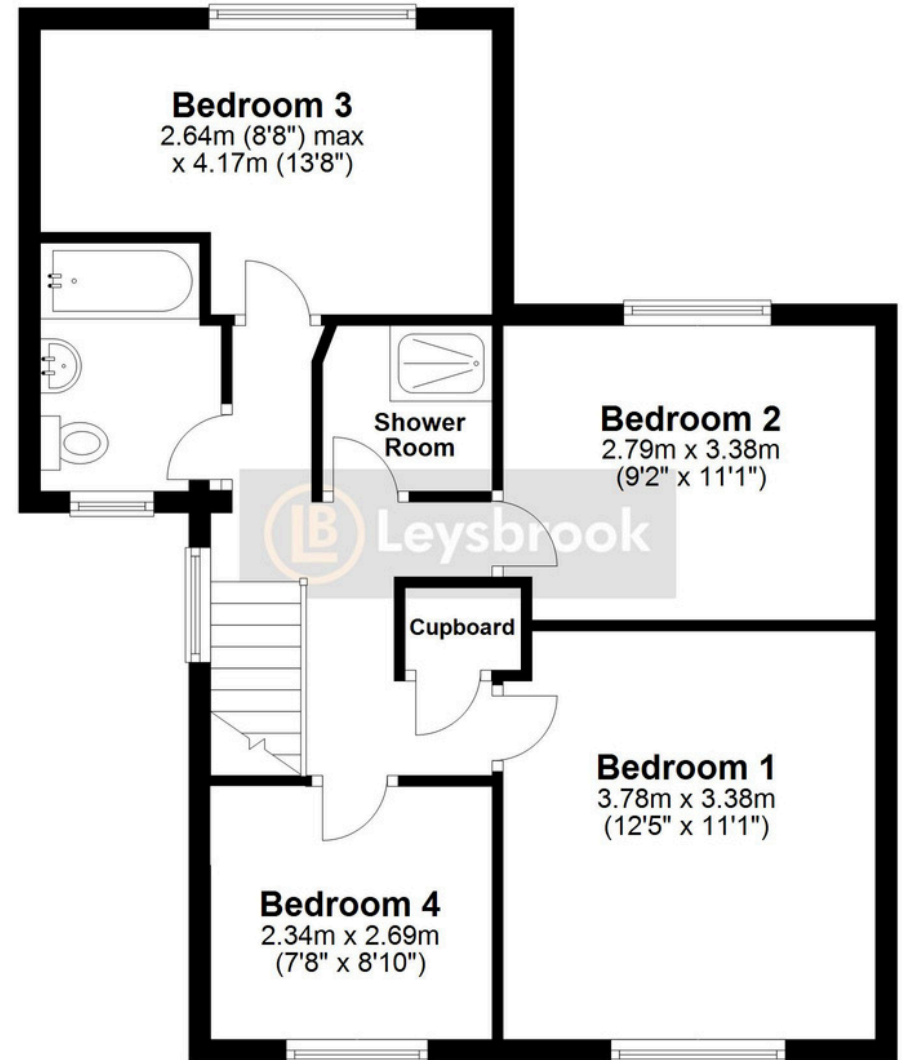
Ground Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 108.9 sq. metres (1171.8 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

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

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Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU

