



Longmead, Letchworth Guide Price £425,000 to £450,000

GUIDE PRICE £425,000 to £450,000. 2 Bed Bungalow Close To Town Centre | DEMAND for this type of HOME is high - bungalows don't get built as often today! | 18ft Dual aspect Living room with a log burner and patio doors to the rear garden | Fitted kitchen with built in gas hob, double oven, integrated fridge freezer and dishwasher | Mature South facing, landscaped garden with patio area and steps down to the lawn. A real haven for sun worshipers and those who love nature | Garage and driveway providing OFF ROAD PARKING | Just over half a MILE (13 mins walk) to Letchworth MAINLINE STATION | Within a MILE of 7 Primary SCHOOLS and a MILE and a HALF of 4 Secondary SCHOOLS | Perfect for a young couple / small family - centrally located. Potential FOREVER HOME | Imagine your leisurely stroll to your favourite cafe in town at the weekend or visits to the Green Space of the Common and Outdoor activities - swimming pool / tennis etc |



Are you looking to downsize? Maybe you are retiring and need a more manageable space? Have you recently left a relationship and looking for a good size home with plenty of outside space? You might be a young couple / individual looking for your first home? DO NOT MISS the opportunity to secure one of the most popular types of properties that thousands of people buy each year. Fewer and fewer bungalows are being built, so demand is high, and very few become available, in a quiet tree-lined road like this, in the centre of Letchworth.

This TWO bedroom home offers great space in a convenient location and with only three steps down into the kitchen, it can be a forever home in the truest sense of the phrase, as it will be as suitable for you in later life, as it is now. It offers great size accommodation for a couple or a young family with pre-school or school age children or for someone downsizing from a bigger property.

While it is important to note that the slope leading down to the front door may pose some challenges for elderly individuals, it is also worth emphasizing the advantage of backing onto Norton Common with its abundance of wildlife that visits the mature garden and Pix Brook stream.

The living room is a great space and you can create a cozy atmosphere by adding soft furnishings and décor that reflects your personal style. It has a log burner - perfect for cozying up on the cooler winter evenings and the patio doors provide plenty of natural light and views of the mature garden, which is a beautiful haven in the summer months.

A dining area with plenty of space for table and chairs leads down to a fitted kitchen - an ideal space for entertaining family and friends. While the kitchen may not showcase a cutting-edge modern design, it has been thoughtfully re-fitted to provide all the essential amenities for a functional and comfortable culinary experience. There is plenty of storage space and work surfaces and an island, so you'll never have to worry about clutter and there is lots of natural light from the patio doors to the back of the house.



When its time to re-charge your batteries there are two good sized double bedrooms, the main with recently fitted wardrobes and a bathroom with shower attachment over the corner bath - perfect for a relaxing soak or invigorating morning shower.

Have a car? You'll appreciate the off-road parking provided by the driveway to the front of the garage - loads of extra storage or a place to keep a car. There is ample on road parking outside too, for guests / visitors.

But that's not all. To the rear of this home, a well stocked mature garden features a patio area where you can set up a seating area, outdoor furniture and a BBQ grill for al fresco dining and there are steps down to the lawn area which is full of wildlife.

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.

This SUPER VALUE home will appeal to many - So why wait? Give the friendly team at Leysbrook a call today and book your viewing - this home won't be on the market for long!



| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 18' 5" x 11' 7" (5.61m x 3.53m)

Kitchen: Approx 15' 5" x 12' 1" (4.70m x 3.68m)

Dining Room: Approx 11' 4" x 9' 9" (3.45m x 2.97m)

Bedroom One: Approx 13' 3" (into bay window) x 9' 10" (4.04m x 3.00m)

Bedroom Two: Approx 10' 1" x 8' 10" (3.07m x 2.69m)

Bathroom: Approx 8' 7" x 6' 4" (2.62m x 1.93m)

Loft hatch and ladder to loft room: Approx 15' 1" x 13' 5" (4.60m x 4.09m)



| OUTSIDE

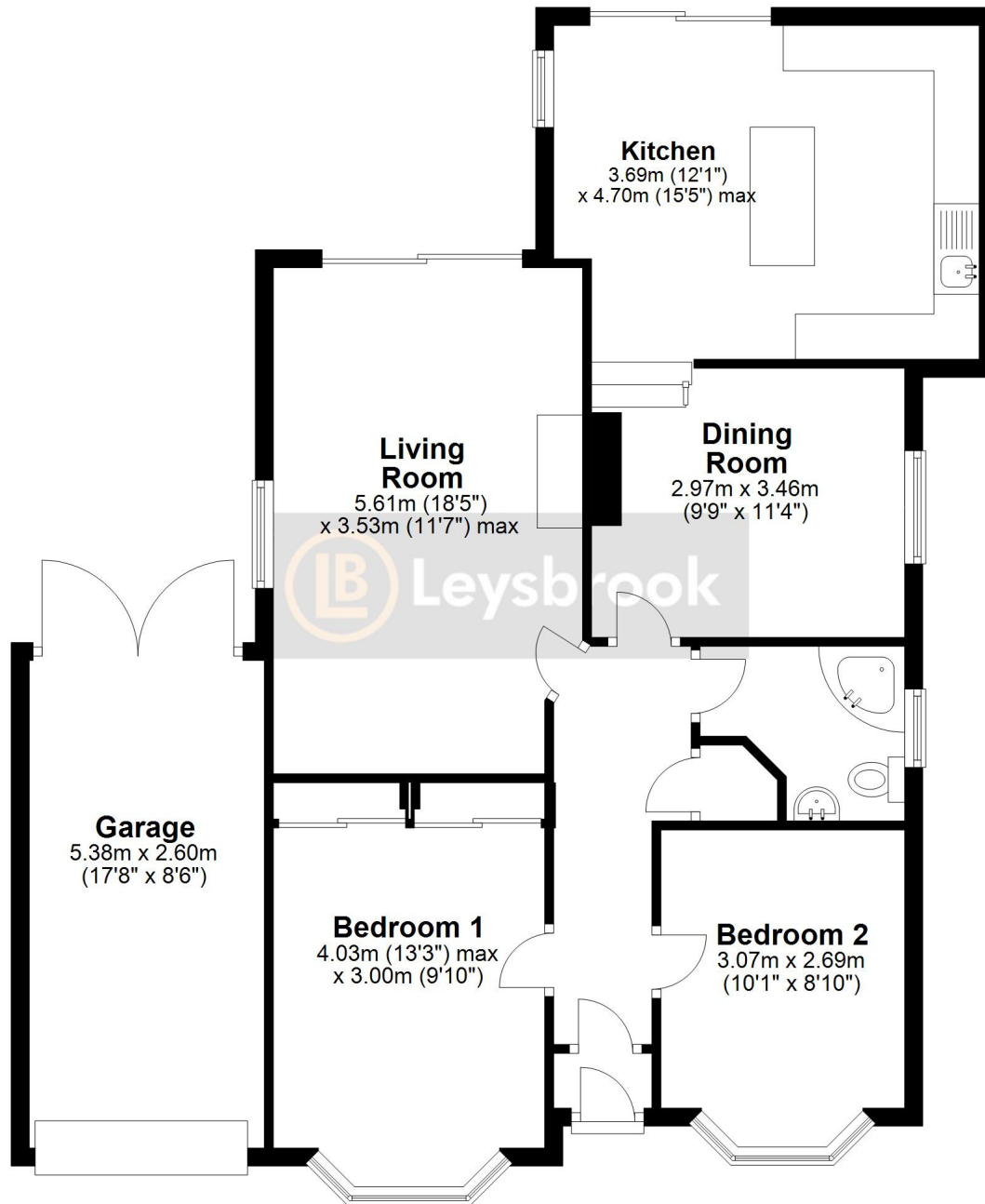
Attractive mature garden - a real haven

Garage: Approx 17' 8" x 8' 6" (5.38m x 2.59m)

Off road parking

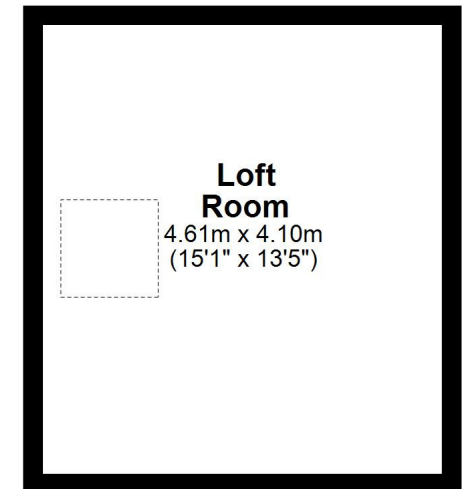
Ground Floor

Approx. 94.4 sq. metres (1016.4 sq. feet)



First Floor

Approx. 18.9 sq. metres (203.3 sq. feet)



Total area: approx. 113.3 sq. metres (1219.7 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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