



Milne Close, Letchworth Offers in Excess of £500,000

Bright and Spacious Living Room A generous space bathed in natural light, with wooden flooring for easy maintenance—perfect for families with children or pets | **Modern Kitchen with Dining Space** Stylishly designed with cream cabinets, metro tiling, and plenty of storage, this kitchen is ideal for meal preparation and family dining | **Practical Downstairs Cloakroom** A handy downstairs toilet saves trips upstairs, making everyday life and hosting guests more convenient | **Three Versatile Bedrooms** Two double bedrooms with built-in wardrobes and a third that's ideal as a nursery, child's room, or dedicated home office | **Contemporary Family Bathroom** A sleek bathroom with a shower over the bath offers flexibility for quick mornings or indulgent evening soaks | **Large Garden with Multiple Spaces** A mature, enclosed garden featuring a lawn, patio, decking area, and a brick outbuilding, ideal for entertaining, relaxing, or storing garden essentials | **Private Off-Street Parking** A good-sized driveway ensures convenient parking and easy access for homeowners and visitors alike | **Tree-Lined Location** in Letchworth Enjoy a peaceful setting within a short 15-minute walk of the town centre and local cafés, blending convenience with a touch of tranquillity | **Great for Outdoor Enthusiasts** Close to The Greenway and scenic North Hertfordshire landscapes, perfect for leisurely walks, cycling, and outdoor family adventure | **Ideal for Commuters** Enjoy easy transport links to London, Brighton, and Gatwick Airport, making this home perfect for balancing work, family, and leisure



An Ideal Home For First-Time Buyer, Young Couples With Pre-School Children, Or Those Looking To Start A Family. Maybe you're seeking a fresh start, or perhaps you're downsizing from a larger property - this home is ready for you to move your furniture in and start enjoying right away.

At its centre is a spacious open-plan living and dining area with wooden flooring that not only looks stylish but is easier to maintain - no stains on carpets. There's plenty of room for a large sofa, dining table, and other furnishings to suit your style.

Sliding doors lead to the West-facing garden, allowing natural light to fill the room and making the garden easily accessible for play, entertaining, or relaxation. Adjoining this is a conservatory that could be a playroom, a home office, or a quiet retreat to unwind.

The kitchen is bright and modern, featuring glossy white cabinetry, warm wood-effect countertops, and integrated appliances. The large window offers a pleasant view of the front garden, creating a cheerful and functional space for preparing meals.

Downstairs, there is also a toilet perfect for a busy lifestyle and children or for when guests visit. And a converted garage, now offers a practical utility area.

At the end of a hard day, three double bedrooms ensure there's space for everyone to relax and recharge, with two benefiting from built-in wardrobes for extra storage. Neutral carpets mean no cold feet on winters mornings.

A four-piece bathroom, with a separate shower and bath, caters to both relaxing evening soaks and invigorating showers on busy mornings.

But that's not all, to the rear the west-facing garden is a versatile outdoor space, featuring decking for alfresco dining and a lawn for children, pets, or gardening enthusiasts. It's private, sunny, and ideal for enjoying the outdoors throughout the year.

For families, Lordship Farm School is just a 10-minute walk away, catering from Nursery through to Juniors. The town also offers a choice of senior schools, both state and private, ensuring excellent options for education. It's also just a stone's throw from the GREENWAY and beautiful North Hertfordshire countryside - ideal for dog owners, walkers, joggers and cyclists alike.

With the Mainline Station just a 20 minute walk away, you can grab a few extra minutes of sleep and still be in central London in less than 45 minutes. If you're travelling or up for a seaside adventure, stay on the train a bit longer, and you can reach Gatwick Airport or find yourself in Brighton. Commuting by road? The A1(M) and A10 are easily accessible, taking you north and south with ease.

Whether you're starting your journey as a homeowner, looking for extra room to grow, or seeking a home that's ready for a new chapter, this property ticks all the boxes.

| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 15' 0" x 11' 9" (4.57m x 3.58m)

Kitchen / Diner: Approx 19' 10" x 8' 9" (6.05m x 2.67m)

Conservatory: Approx 12' 4" x 9' 1" (3.76m x 2.77m)

Downstairs Cloakroom: 6' 1" x 4' 7" (1.85m x 1.40m)

| FIRST FLOOR

Bedroom One: Approx 11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom Two: Approx 11' 9" x 9' 7" (3.58m x 2.92m)

Bedroom Three: Approx 9' 9" x 7' 9" (2.97m x 2.36m)

Bathroom: Approx 9' 8" x 6' 3" (2.95m x 1.91m)

| OUTSIDE

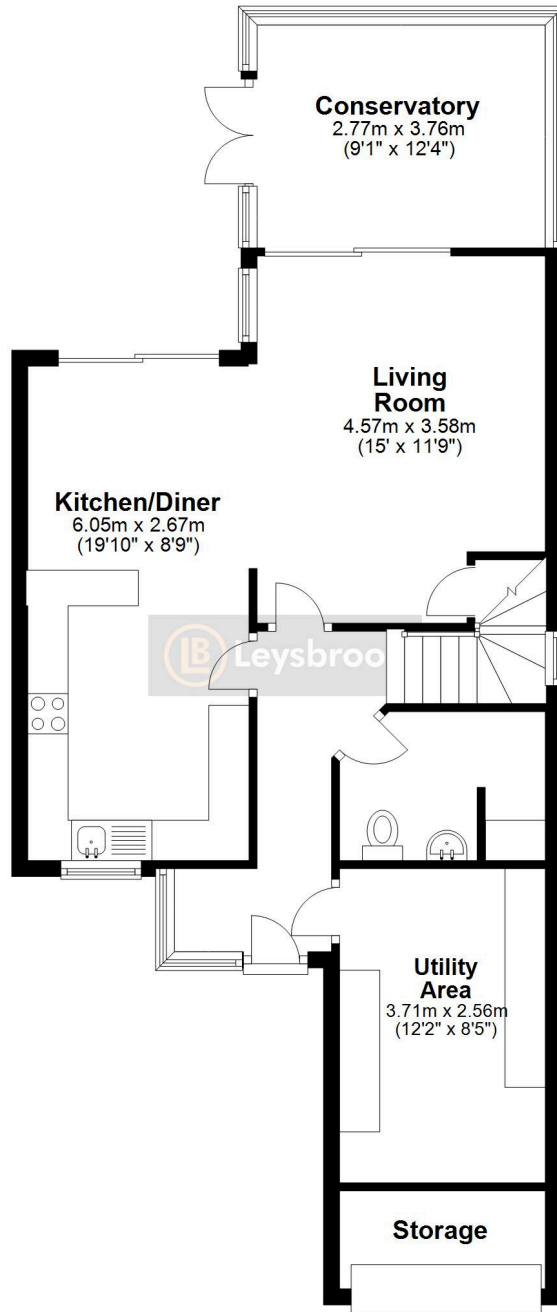
Garage / Utility Area: Approx 12' 2" x 8' 2" (3.71m x 2.49m)

West facing rear garden with gated access to the front



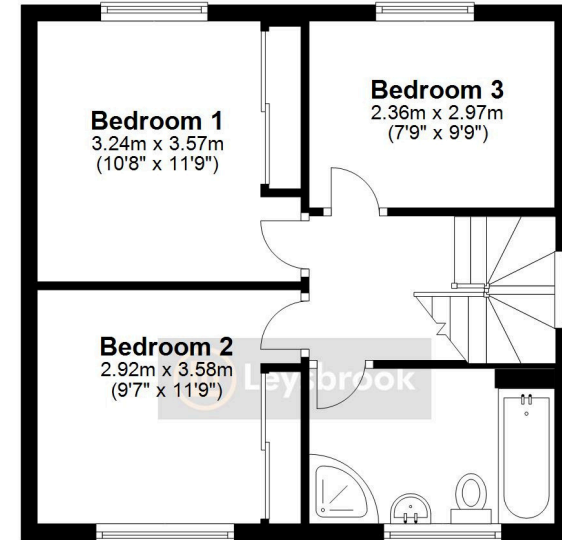
Ground Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 89.8 sq. metres (966.5 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

Leysbrook is the trading name of Leysbrook Limited

Registered in England and Wales 11327419

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	67	
(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		