



Hall Mead, Letchworth Offers in Excess of £300,000

Practical 1960s design – sensible room sizes and a layout that works day to day | Fresh décor gives the home a brighter, more welcoming feel | Living space that adapts – evenings in, weekends with friends, or just relaxing | Dining area with garden views – a natural spot to gather for meals or coffee | Three usable bedrooms – flexibility for guests, work-from-home or hobbies | Bathroom includes both bath and shower in one – great for early morning starts and long evening soaks | Garden with decked seating area – ready for summer evenings or weekend downtime | Set-back parking bays mean you're not fighting for a space on the street | Walk to town centre, station and everyday shops | Excellent connections – trains to London in under 40 minutes, A1(M)/A505 nearby, and airports including Luton and Stansted within reach



Hall Mead – A Solid 1960s Home With Space To Make Your Own. For young couples before children, downsizers who still want comfort, or anyone starting again, Hall Mead offers a manageable home that doesn't feel like a compromise.

Houses from this era were built with a bit more breathing room – bigger windows, sensible layouts, and gardens you can actually use. This one takes those strengths and adds a brighter, more modern feel thanks to recent redecoration and a refreshed garden.

The living room sits at the front of the house with a wide window that brings in the morning light. There's space for a proper sofa set-up without feeling tight, and it flows naturally into the dining area behind. That makes it easy to keep conversations going when you're hosting or simply enjoy a more open feel day-to-day.

The dining space looks out over the garden, while the kitchen sits just alongside – close enough to keep things practical, with its own door leading outside. The kitchen is compact but well laid out, with everything within easy reach, and direct access to the garden makes everyday routines – from bringing in shopping to summer barbecues – feel straightforward.

Upstairs, the main bedroom spans the front of the house, giving you room for more than just a bed and wardrobes – a space that feels comfortable rather than squeezed. The second is another genuine double, looking out over the garden, while the third works well as a guest room, nursery or study depending on what you need.

The bathroom includes a bath with overhead shower, so whether it's a quick start in the morning or a longer soak in the evening, it suits different routines.

Outside, the garden makes the most of its size. The deck has just been refurbished, giving you a spot that's ready for morning coffees, weekend barbecues or evenings with friends. Beyond it, the lawn offers room for pets or children to play, while still being manageable if you'd rather keep things simple. A brick-built shed and an additional timber shed provide plenty of storage.



Living in Hall Mead keeps things practical but still connected. You can walk into town for the train, grab coffee from one of Letchworth's independents or head to Broadway Cinema for an evening out. The Garden City's greenway paths circle the town for walking and cycling, and there are plenty of parks and open spaces on your doorstep. Despite the calmer feel, commuting is simple – London King's Cross in around 35 minutes from the station, and the A1(M) just minutes by car.

With brighter interiors, a garden ready to enjoy, and a location that keeps you close to town but tucked away from the bustle, Hall Mead is a home that's easy to settle into and enjoy straight away.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 21' 4" x 9' 11" (6.49m x 3.02m)

Kitchen: Approx 8' 10" x 7' 1" (2.70m x 2.17m)

| FIRST FLOOR

Bedroom One: Approx 12' 0" x 11' 10" (3.65m x 3.60m)

Bedroom Two: Approx 10' 1" x 9' 0" (3.08m x 2.74m)

Bathroom Three: Approx 8' 4" x 8' 4" (2.53m x 2.55m)

Bathroom: Approx 5' 7" x 5' 5" (1.70m x 1.65m)

| OUTSIDE

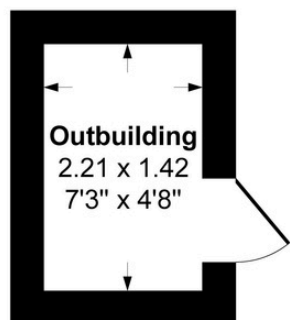
Outbuilding: Approx 7' 3" x 4' 8" (2.21m x 1.42m)

Rear garden with decked seating area, gated access to the front



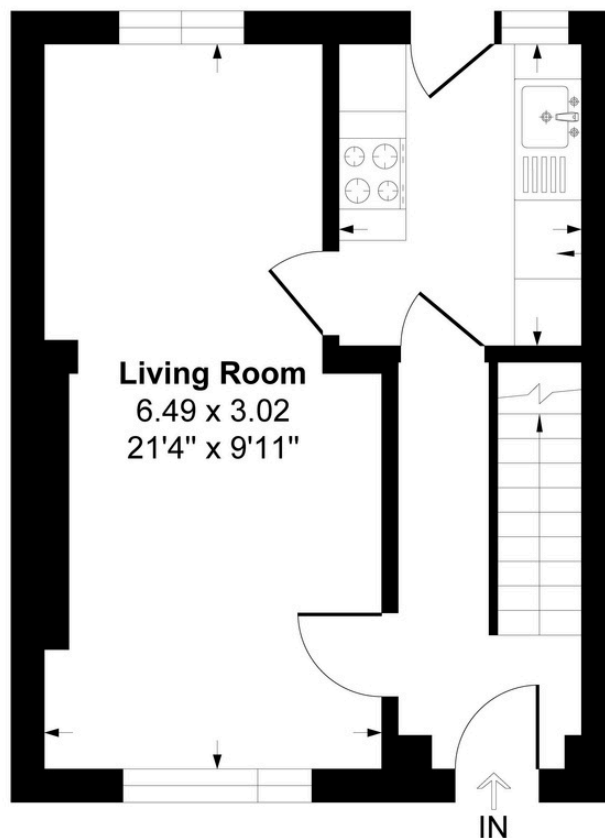
Outbuilding

Approx. 3.1 sq. metres (33.7 sq. feet)



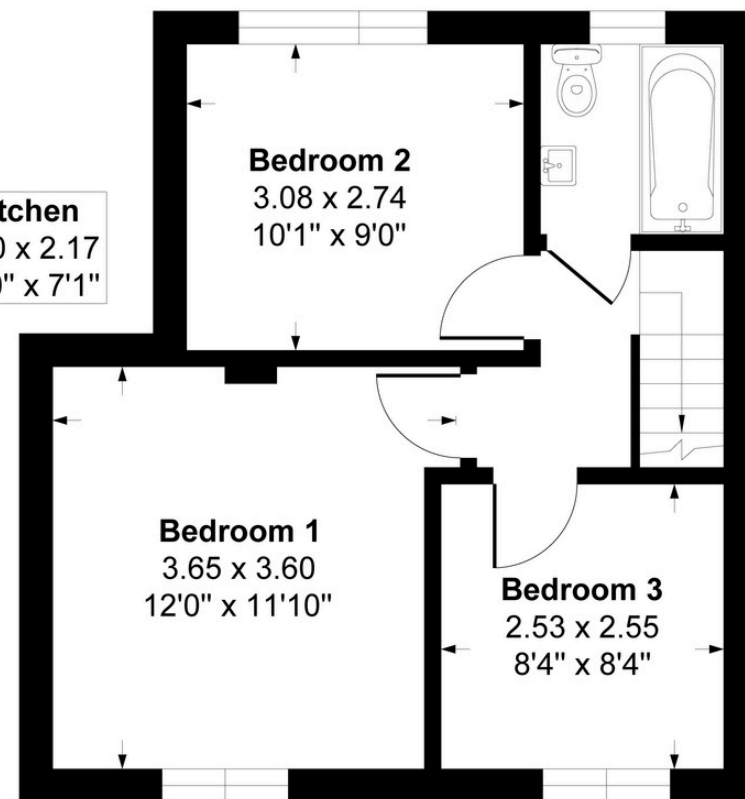
Ground Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



Total area: approx. 69.8 sq. metres (752.2 sq. feet)

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, system and appliances shown have not been tested and no guarantee as to their operability can be given.





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		86
(69-80)	C	70	
(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	