



**Radburn Way, Letchworth Offers in Excess of £400,000**

**FIRST TIME BUYER / YOUNG COUPLE - looking for SPACE for your family to grow? | NO STAMP DUTY for First Time Buyers up to £425k | Extended to provide three DOUBLE bedrooms and a good size 4th with large living space downstairs | Downstairs shower room and toilet - ideal for busy young families and no need for guests to go upstairs to bathroom | Utility bills a worry? - gas central heating and uPVC double glazed windows - that'll save you money AND give you lots of control over your heating | WORK FROM HOME? Don't need four bedrooms? - options for office space | Garage and driveway providing OFF ROAD PARKING for three cars | Within half a mile of 3 GOOD Ofsted rated Primary SCHOOLS and a mile and a half of 5 Secondary SCHOOLS including 2 Independent / private schools | Just over a mile (25 mins walk) to Letchworth MAINLINE STATION and town centre | Good road links - short drive to the A1(M) North and South. Less than 1/2hr to London Luton Airport.**



A Large 4 Bedroom End of Terrace Home In The Catchment Of Great Schools For That Price? - How can that be? 1960's ex-council properties like this one are well built. They often have bigger rooms and more garden space than modern properties and this one has been extended to create a larger living space and a 4th bedroom - nearly 1,600 Sq.Ft.

The ground floor is dominated by a great size living space with a large window to the front providing an abundance of natural light, neutral carpet and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style. The dining area is big enough for a large table and chairs.

The fitted kitchen is also a great size with lots of natural light coming from the large window and back door looking over the rear garden with easy to clean flooring. You may want to consider updating the cabinets and décor but with plenty of storage space and work surfaces, you'll never have to worry about clutter or cramped cooking conditions.

When it's time to relax and re-charge your batteries there are three generously proportioned DOUBLE bedrooms and a good sized 4th upstairs. And while it may not be the latest in modern design, the bathroom has a new shower to wash away a challenging day or enjoy a revitalizing morning shower.

To the rear there's a great sized garden with both lawned and block paved patio areas - great for the summer BBQ's or catching the evening sun with a glass of wine. Plenty of space for a shed to store garden tools / furniture, although you already have a garage and a gate to the front for easy access. Got a car? A driveway to the front provides plenty of off road parking.

For young families, there's a great selection of good Primary and Secondary Schools nearby. Green spaces like the Baldock Road recreation ground and the Greenway provide great outdoor areas for dog walking, running and cycling. With just a short walk you'll find a Leisure Centre and community football and rugby clubs too.



With the Mainline station just 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. For those commuting by road the A1(M) serves Letchworth well and take you North and South.

Great affordable family homes like this get snapped up fast! DO NOT miss out - Give the Leysbrook team a call today and book your viewing before someone else buys!

**| ADDITIONAL INFORMATION**

Council Tax Band - C

EPC Rating - D

**| GROUND FLOOR**

Living Room: Approx 23' 10" x 12' 10" (7.26m x 3.91m)

Kitchen: Approx 13' 3" x 10' 8" (4.04m x 3.25m)

Downstairs Shower Room: Approx 5' 4" x 4' 8" (1.63m x 1.42m)

**| FIRST FLOOR**

Bedroom One: Approx 13' 1" x 11' 3" (3.99m x 3.43m)

Bedroom Two: Approx 13' 3" x 10' 7" (4.04m x 3.23m)

Bedroom Three: Approx: 13' 3" x 10' 9" (4.04m x 3.28m)

Bedroom Four: Approx 9' 2" x 8' 3" (2.79m x 2.51m)

Bathroom: Approx 6' 4" x 5' 6" (1.93m x 1.68m)

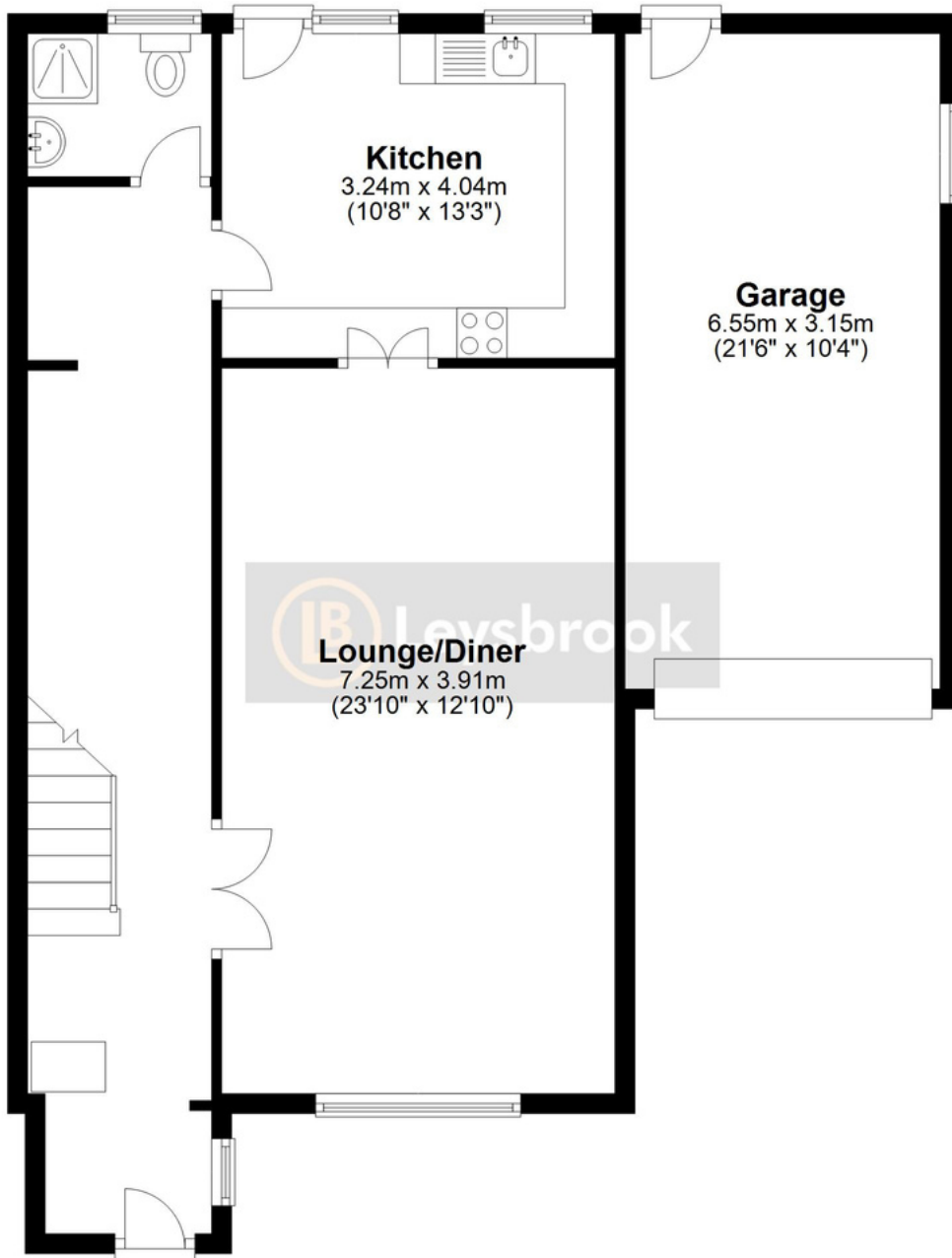
**| OUTSIDE**

Garage: Approx 21' 6" x 10' 4" (6.55m x 3.15m)



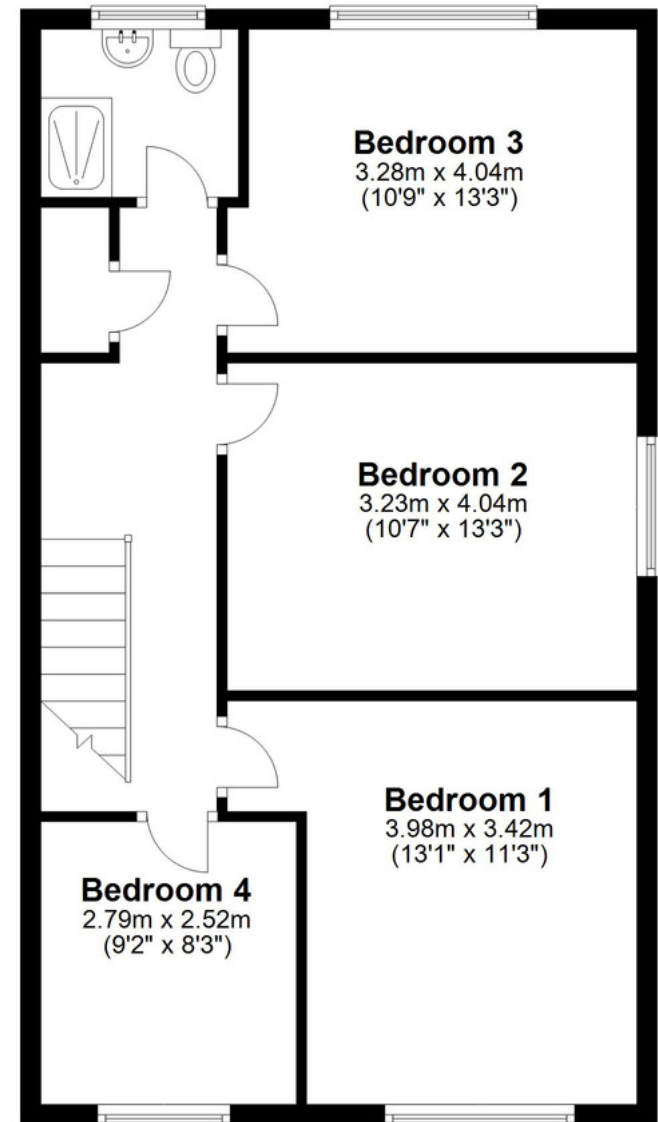
## Ground Floor

Approx. 86.0 sq. metres (926.0 sq. feet)



## First Floor

Approx. 62.2 sq. metres (669.7 sq. feet)



Total area: approx. 148.2 sq. metres (1595.7 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](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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