



Hillbrow, Letchworth Guide Price £400,000 to £425,000

**FIRST TIME BUYER / YOUNG COUPLE - looking for SPACE for your family to grow? NO STAMP DUTY for First Time Buyers up to £425k. No UPWARD CHAIN - Possible QUICK MOVE | Completely re-furnished inside - IMMACULATE throughout - ready for you to just MOVE IN | TWO good size DOUBLE bedrooms (Large MAIN) and a single third bedroom | 15ft dual aspect living room with new multi-fuel log burner | 20ft DUAL ASPECT MODERN re-fitted kitchen / diner with Quooker tap | MODERN fitted bathroom suite with a thermostatic shower over the bath | OFF ROAD PARKING - driveway for two / three cars | Just a short stroll from the Letchworth GREENWAY and open countryside - fantastic for dog walkers / walkers / joggers and cyclists alike | Just under a MILE to Letchworth STATION and Town Centre (15 minute walk) | Within a MILE of several good Primary and Senior schools**



**Are You Looking For A Home You Can Just Move Into And Enjoy Modern Convenience Mixed With Period Character?** One that won't break the bank? First time buyer? Young family? No Stamp Duty up to £425k. Maybe you are downsizing to a more manageable home without sacrificing on space or style? This property will suit a range of buyers and offers the perfect balance of comfort, convenience, and charm. LOOK NO FURTHER!

This attractive, EARLY GARDEN CITY style THREE bedroom semi detached house sits on a large corner plot with landscaped gardens and driveway close to Letchworth town centre and station.

The current owners have poured a lot of love, care and attention into making this a WONDERFUL home with a bright, warm and inviting atmosphere. If you are lucky enough to secure the keys you really do not need to consider anything other than furniture to match the finish.

The living room is a great space with neutral, modern décor, 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 wooden flooring not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living. Whether you have pets or children, you can rest assured that spills and messes can be easily wiped away.

Windows to the front and back provide an abundance of light creating a bright and inviting living space perfect for relaxation and enjoyment. A multi-fuel log burner adds warmth and charm, making it an ideal gathering spot during chilly evenings - will help with utility bills too.

A modern fitted kitchen / diner with sage-coloured units and striking contrasting worktops, provides both elegance and functionality. Enjoy ample storage, generous worktop space, and space for a large range style cooker, ensuring you have all the room you need to create delicious meals with ease. The wooden floor is easy to clean and maintain. Plus, with plenty of space for a table and chairs it's great for family meals / entertaining guests.

When it's time to relax and recharge your batteries, you'll find two double bedrooms and a single third - all with neutral carpets - no cold feet on winter mornings. The main bedroom and the second are great sized doubles with fitted cupboards too. The third bedroom is ideal for those working from home, a good space for an office - no need to move your stuff from the dining room table when guests come round.



The modern contemporary bathroom with thermostatic shower over provides the perfect haven for a relaxing evening soak or an invigorating shower in the morning.

If you own a car or two, you'll appreciate the off-road parking provided by the driveway to the side of the property. To the rear the garden features a patio area where you can set up a seating area, outdoor furniture and a BBQ grill for al fresco dining.

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.

**We do not expect this lovely home to be on the market for very long! CALL TODAY** to arrange your viewing before someone else buys!

#### | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

Leasehold - 902 years remaining

#### | GROUND FLOOR

Living Room: Approx 15' 9" x 10' 7" (4.80m x 3.23m)

Kitchen / Diner: Approx 20' 4" x 9' 9" (6.20m x 2.97m)

#### | FIRST FLOOR

Bedroom One: Approx 14' 7" x 9' 10" (4.45m x 3.00m)

Bedroom Two: Approx 11' 1" x 8' 1" (3.38m x 2.46m)

Bedroom Three: Approx 8' 3" x 7' 6" (2.51m x 2.29m)

Bathroom: Approx 8' 9" x 5' 5" (2.67m x 1.65m)

#### | OUTSIDE

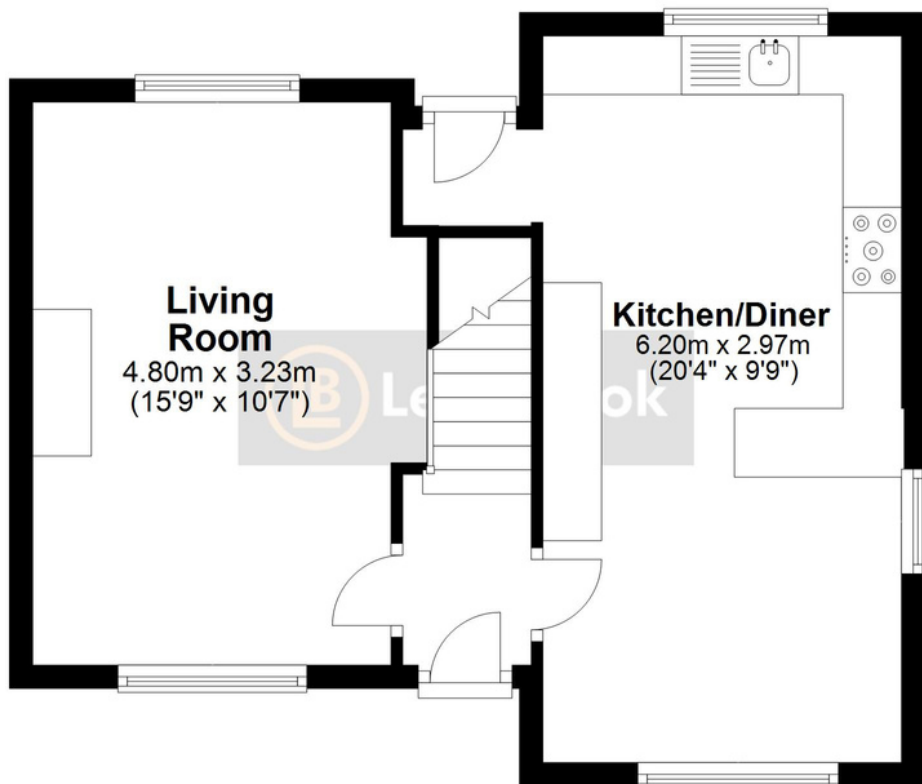
Off road parking to the side

Enclosed rear garden with gated access to the side



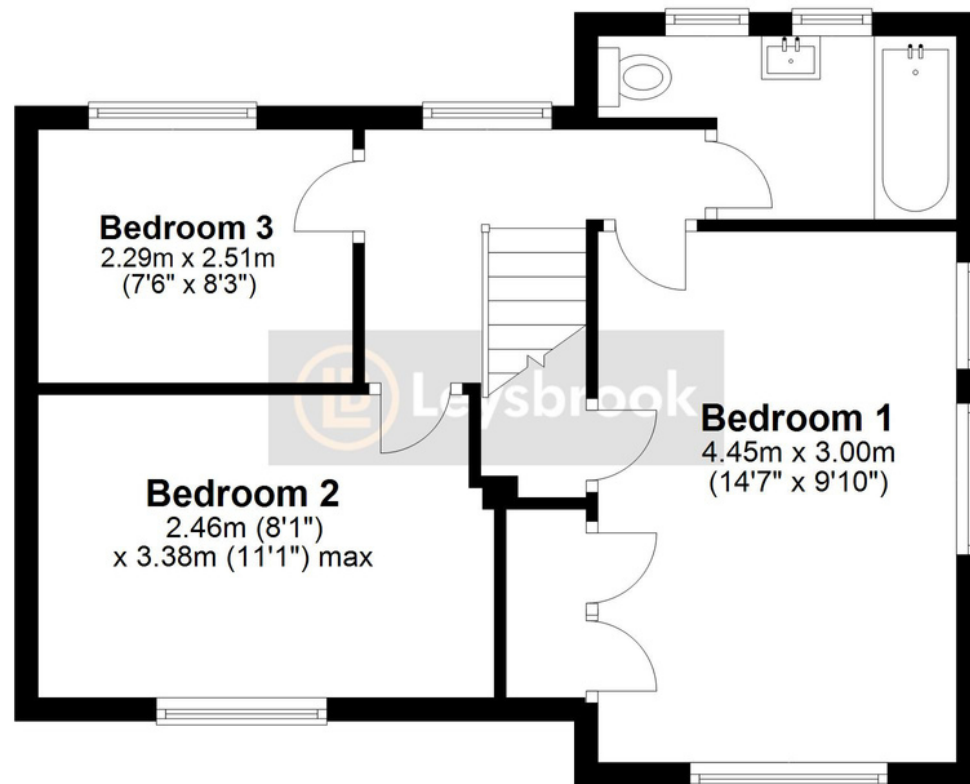
## Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



**Total area: approx. 79.0 sq. metres (850.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC