



Aubreys  
Letchworth Garden City | SG6 3TU

FINE & COUNTRY



# Step inside

## Aubreys

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Located within the highly desirable 'Manor Estate' in Letchworth, this bright and spacious detached FOUR bedroom property makes for the perfect home for a growing family or those looking with potential to extend STPP.

Upon entering, you are brought through in to the open hallway which guides you through to each room the ground floor has to offer. The L shaped living room is bright and spacious providing space for a dining room table and also leading in to a large conservatory which overlooks and opens out to the well-established rear garden. The kitchen, also overlooking the garden provides a breakfast bar, integrated double oven, fridge freezer, electric hob and leads directly through to a utility room with fitted sink and access route to the garages and rear garden. The cloakroom completes the ground floor.

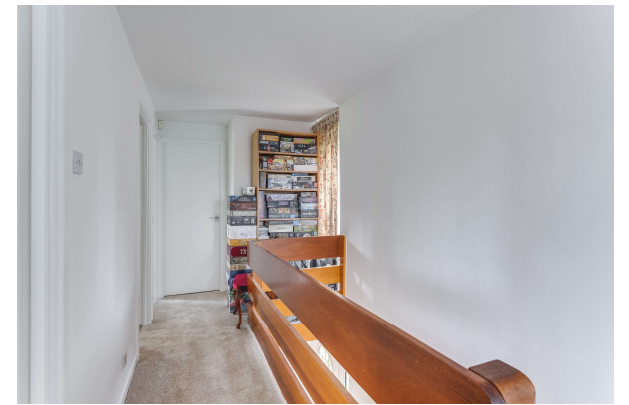
Upstairs, you will find four good-sized bedrooms. The master suite includes built-in wardrobes and an en-suite shower room while enjoying garden views. The remaining three bedrooms include two further doubles and a good sized single room, all of which have built-in cupboards/wardrobes. A modern and bright family bathroom featuring a low-level WC, vanity unit with sink, paneled bath, shower and heated towel rail completes the upper floor accommodation.

This property makes for the perfect home for a growing family or those looking with potential to extend STPP.









# Step outside

## Aubreys

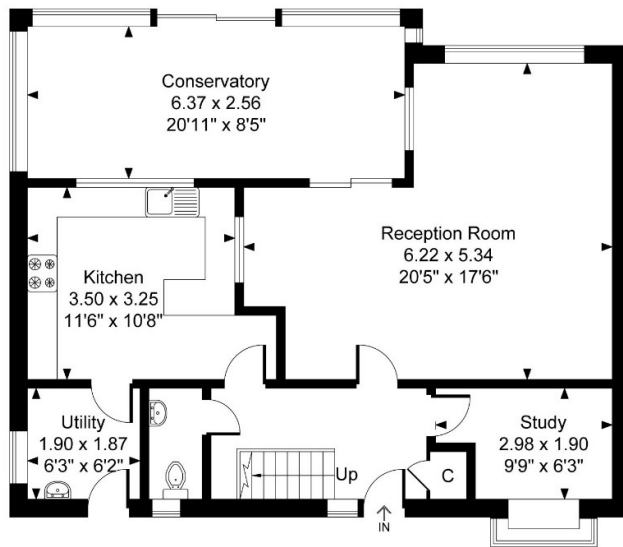
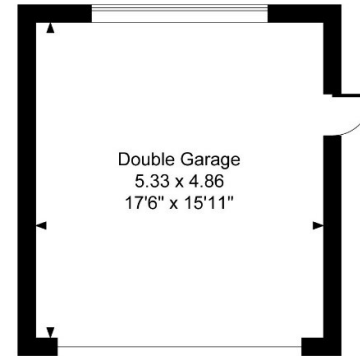
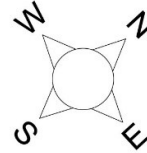
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The property itself is set back from the road and offers privacy with established shrubs at the boundary edge. The front garden is well maintained with planted beds, lawn area and pathway leading to the front door. A driveway situated to the front of the double garage can accommodate two vehicles. The double garage offers ample storage space and holds potential for conversion into an additional reception room STPP.

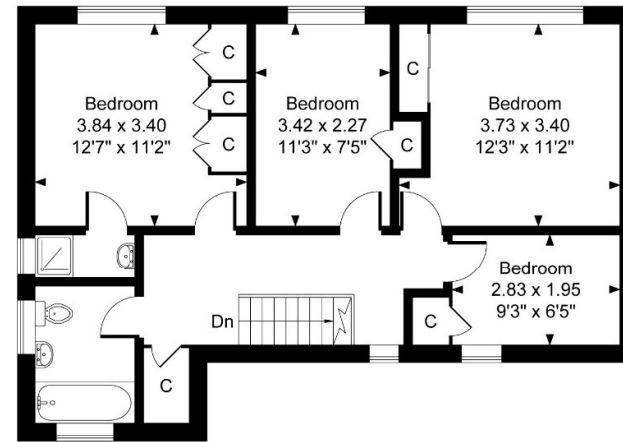
The just as well maintained rear garden is mostly laid to lawn with a sunny patio area, mature trees, shrubs and flowerbeds All of which give a private feel due to not being directly overlooked.



**Aubreys**  
**Approximate Gross Internal Area**  
**133.52 sq m / 1437.19 sq ft**  
**(Excluding Garage)**  
**Garage Area : 25.90 sq m / 278.78 sq ft**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



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