



Aubreys, Letchworth Garden City, Hertfordshire, SG6 3TU

£700,000 Leasehold







Step Inside

Aubreys

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, panelled 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.



About Letchworth Garden City

Aubreys

The property is situated in the sought after location of Manor Park and is close to the well-regarded village of Willian, which features a beautiful church, a Post Office and general store, along with two pubs – including The Fox which has a highly regarded restaurant. A delightful pond can be found in the centre of the village, perfect for a weekend stroll. North of Willian is Letchworth Garden City, and 2.5 miles to the west is the historic market town of Hitchin. There are a wide range of schools in the district including Lordship, Highfield and Fearnhill; independent schools include St Francis College, St Chris and Kingshott. Letchworth Golf Club and Nuffield Health Fitness and Wellbeing Centre are both within a short distance. Transport links are enviable, with the A1(M) junction 9 1 mile distant, whilst fast and frequent trains leave from Letchworth Garden City, Hitchin, and Stevenage to Finsbury Park and London Kings Cross, to the north via Peterborough and to East Anglia via Cambridge. Luton airport is 13 miles away and Stansted airport 30 miles approximately.







Step Outside

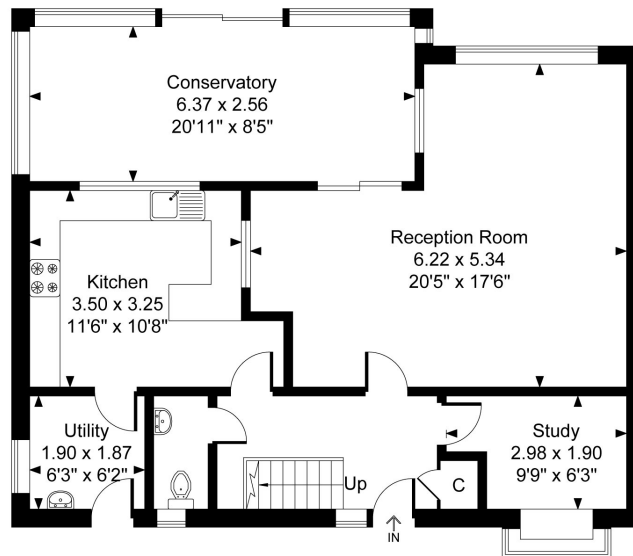
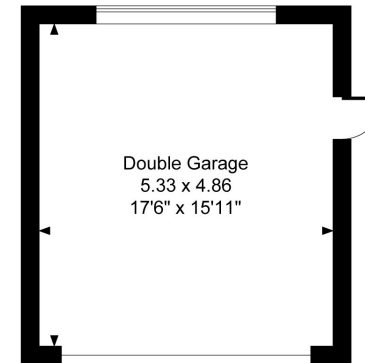
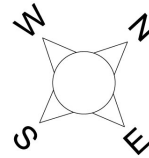
Aubreys

The property itself is set back from the road and offers privacy with established shrubbing 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.

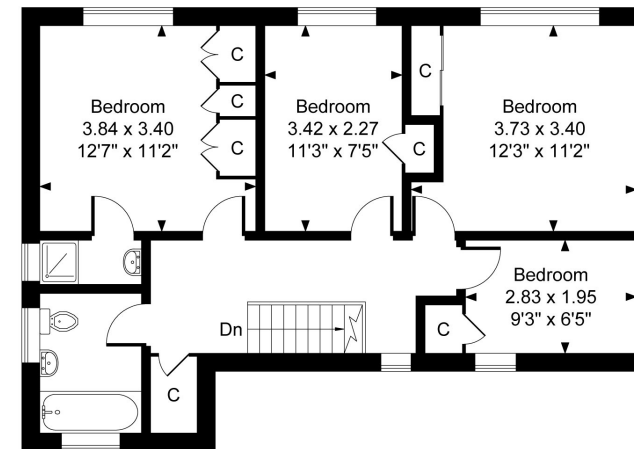
The just as well maintained rear garden is mostly laid to lawn with a sunny patio area, mature trees, shrubs and flowerbeds. All of which give a private feel due to not being directly overlooked.



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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