



Aubreys

Letchworth Garden City | Hertfordshire | SG6 3TZ

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AUBREYS

Property Description

We are pleased to offer for sale this fabulous four/five bedroom detached family home in a sought after cul-de-sac location within the Manor Park development on the favoured South side of Letchworth Garden City.

Set on a corner plot and offering scope for extension (permission previously granted 2017) this well presented and spacious detached home has numerous benefits and would be ideal for any family with a need for space.

The location is extremely sought after and gives easy access to schools, the town centre, local leisure facilities and golf course.

The property boasts large gardens, off-road parking leading to a double garage, a utility room, bedroom 5/study, no onward chain and has a light and airy feel throughout.

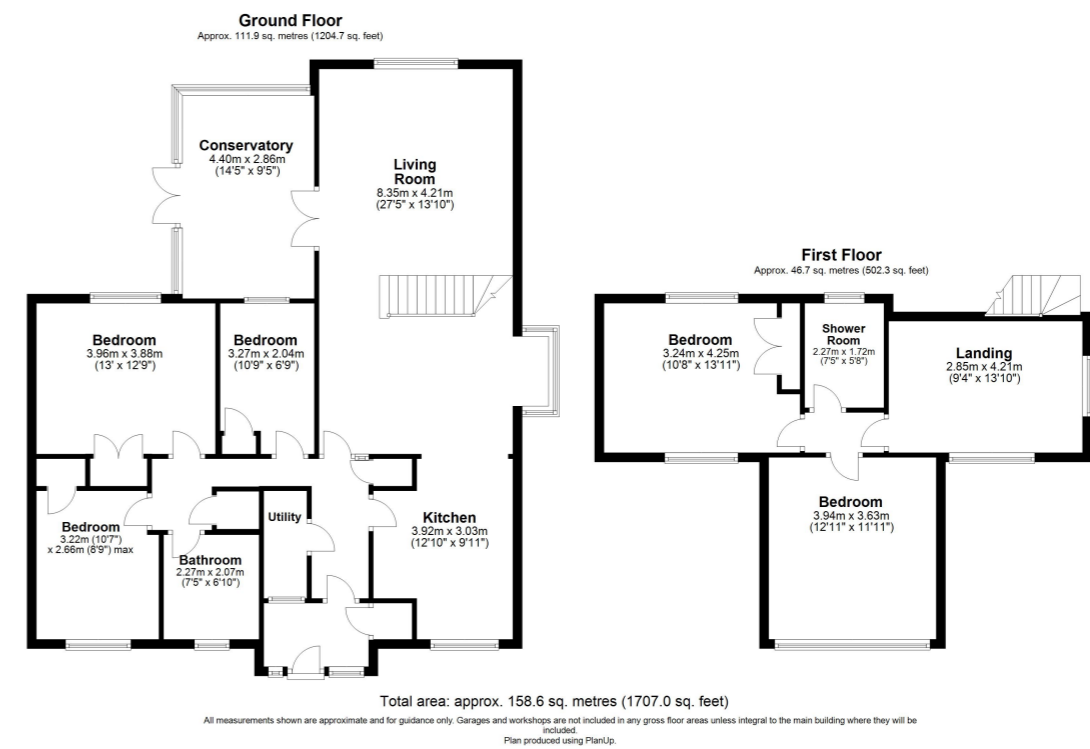
The situation of this home is particularly key, being walking distance to the station, town centre and the much sought-after independent schools of St. Francis and St. Christopher's. It is also within close proximity of the highly rated Highfield school and Lordship JMI schools. Leisure & sports interests are also well catered for as within a mile you can choose between Letchworth Garden City's renowned golf club, tennis club, the Letchworth cricket & hockey clubs and Nuffield Health gym & spa.

The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, 50m Outdoor Lido, sports centre, open green spaces, parks and gardens. Letchworth has excellent rail links, being within half an hour of both Kings Cross/St. Pancras and Cambridge. The A1(M) is a few minutes' drive, and London Luton Airport is 25 minutes away.

LEASEHOLD: 990 years from 1970, therefore, 939 years unexpired.
Ground Rent: £5 pa

£795,000 Leasehold







- No Onward Chain
- Cul de Sac Location
- Corner Plot
- 4/5 Bedroom Family Home
- Excellent Location
- Utility Room
- Double Garage & Parking
- Good Sized Gardens
- Close Proximity to Golf Course
- Nuffield Health Club and Letchworth Hall Hotel are also within easy walking distance

EPC Rating: D

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