



31 Aubreys
Letchworth Garden City | Hertfordshire | SG6 3TU

FINE & COUNTRY

31 AUBREYS



Step Inside:

Upon entering, you will immediately appreciate the spaciousness this home offers. The ground floor features a generously sized L-shaped living room, bathed in natural light from dual aspect windows and a patio door that opens to the rear garden. The modern, fully fitted kitchen boasts two ovens, a gas hob, and space for a dishwasher and a fridge, complemented by a well-equipped separate utility room. Additional ground floor amenities include a separate dining room looking out to the stunning garden, a convenient cloakroom and access to the integral double garage.

Upstairs, you will find five good-sized bedrooms. The master suite includes built-in wardrobes and an en-suite bathroom with a bath, overhead electric shower, heated towel rail, WC and wash hand basin. The remaining four bedrooms are equally spacious and all have built-in wardrobes, with the fifth currently configured as a home office complete with fitted bookshelves. A stylish family bathroom featuring a low-level WC, vanity unit with sink, panelled bath, Aqualisa shower and heated towel rail completes the upper floor accommodation.

This property is an ideal blend of modern living and ample space, perfect for a growing family or those who love to entertain. The property has fantastic potential to extend STPP.





























Step Outside:

The front of the property is beautifully maintained, featuring a driveway that can accommodate multiple vehicles. The double garage offers ample storage space and holds potential for conversion into an additional reception room STPP.

The beautiful landscaped rear garden is approximately 100 feet long with mature trees, shrubs, flowerbeds, timber potting shed and a small pond. The wide patio area is perfect for al fresco meals and entertaining.

About the Area:

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.

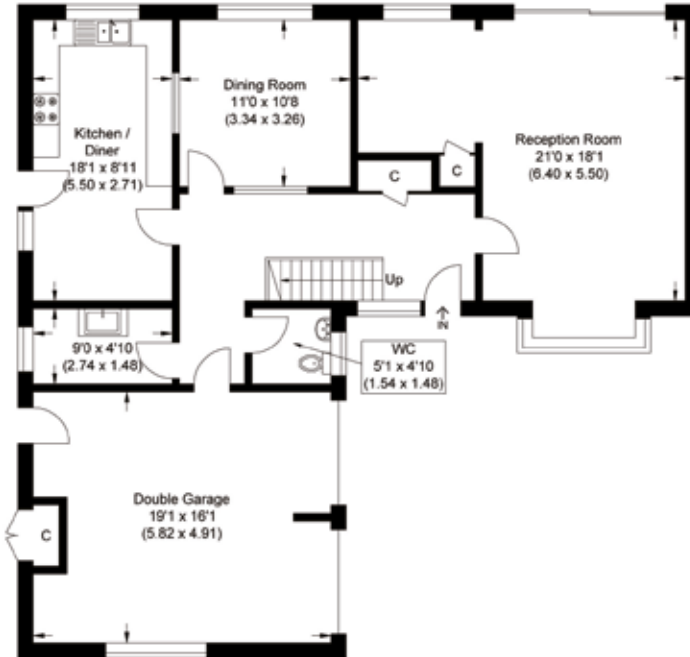






Aubreys

Approximate Gross Internal Area
 Main House = 207.39 sq m / 2232.32 sq ft
 (Including Garage)
 Garage = 28.58 sq m / 307.63 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.

Denotes Restricted Head Height

EPC Exempt

Council Tax Band: H

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 21.05.2024





FINE & COUNTRY

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