



Aubreys
Manor Park, Letchworth | SG6 3TU

FINE & COUNTRY



Step inside

Aubreys

A spectacular opportunity to acquire a fully modernized four-bedroom, four-bathroom, three reception room property located on Manor Park, Letchworth.

Stepping inside, you will instantly notice the attention to detail the current owners have put into the property. The spacious internal hallway, which houses the properties 'coms' cupboard, guides you through to the rest of the downstairs accommodation.

The ground floor comprises of; a warming living room with floor to ceiling front facing windows, a fully fitted shower room, utility room with side access, an impressive extension featuring high rise ceilings, modern fully fitted kitchen with two ovens, two microwaves, island with Quooker boiler tap, integrated coffee machine, quartz worktops and gas hob. The downstairs accommodation is then competed by yet another reception room. Both the kitchen and reception room in the extension feature skylights, bi-fold doors onto the garden and a zinc roof.

Upstairs there are four double bedrooms. The master bedroom features a walk-in wardrobe and four-piece en-suite. The three additional bedrooms are all doubles with the second also having an en-suite. A family bathroom comprising of low-level WC, vanity unit with sink, paneled bath and heated towel rail, complete the accommodation.

Other noteworthy features include; Cctv, luxury tiled flooring, underfloor heating to the ground floor and gas central heating to the first, boarded loft with electric sockets and lighting









Step outside

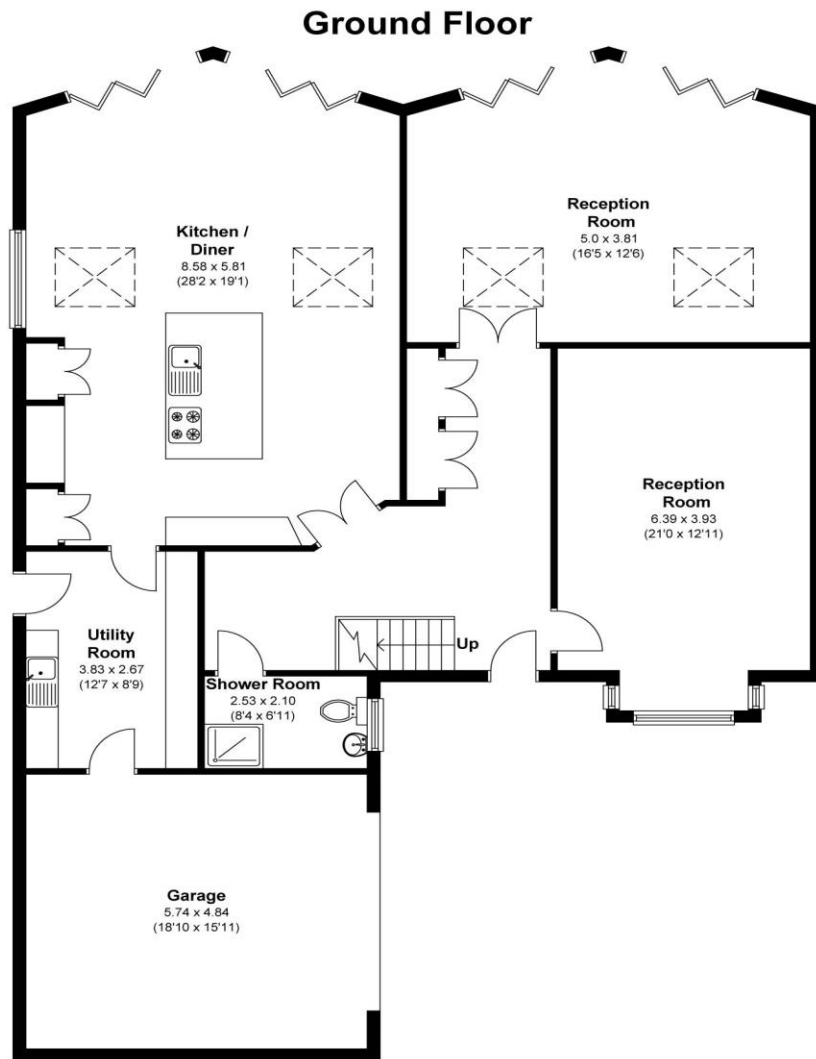
Aubreys



The front of the property has been well maintained, with a driveway suitable for up to six vehicles. The double garage, which has been split to also be used as a gym, features under floor heating and tv and electric points.

The fully landscaped and easily maintainable rear garden has a wealth of features, including; large stone patio, sunken seating area, wooden pergola, contemporary slatted fence panels, and lawn area surrounded by spot lights.





Total area: approx. 258.60 sq. metres (2783.54 sq. feet)
 For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
 The size and position of doors, windows, appliances
 and other features are approximate.



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.



Fine & Country

Tel: +44(0) 1462 222555

northherts@fineandcountry.com

Station Place, Letchworth Garden City, Hertfordshire SG6 3AQ

