



Aubreys, Letchworth Garden City, Hertfordshire. SG6 3TY





## 4 Bedroom Detached House

### £785,000 Leasehold

Offered CHAIN FREE, this FOUR bedroom DETACHED property is located within the highly desirable Manor Estate and offers spacious accommodation throughout. Sought after by families due to its proximity to local schooling including the popular Lordship Farm School and St Christopher, as well as being within a short walk to local amenities.

- Chain free
- Desirable Manor Estate
- South facing and beautifully maintained rear garden
- Detached four bed
- Driveway with double width garage
- Extended property
- Dressing room and en-suite to master
- Leasehold - 999 years from 1970
- Viewing highly recommended
- EPC rating D. Council tax band F

## **Ground Floor**

### **Entrance Hall:**

Carpet. Upvc door to front. Large storage cupboard. Heating system cupboard. Open space under stairs. Cloakroom.

### **Living Room:**

Carpet. Sliding doors to rear garden. Window to front aspect. Window to rear aspect. Electric fire.

### **Dining Room:**

Carpet. Sliding doors to garden. Electric fire.

### **Kitchen:**

Lino flooring. Tiled splashback. Window to rear aspect. Utility room. Worktops with a range of wall and base units. Plumbed appliances. Sink and drainer. Pull down table.

### **Utility:**

Door to garage. Window to side aspect. Worksurface. Lino flooring.

### **Cloakroom:**

Suite comprising sink with tiled splashback and WC. Lino flooring.

## **First Floor**

### **Bedroom One:**

Carpet. Window to rear aspect. Built in wardrobes. Dressing area. En-suite shower room.

### **En-Suite:**

Suite comprising sink, WC and shower. Lino flooring. Tiled walls.

Privacy window to side aspect. Heated towel rail. Mirror.

### **Bedroom Two:**

Carpet. Window to rear aspect. Built in cupboard.

### **Bedroom Three:**

Carpet. Window to rear aspect. Recessed alcove.

### **Bedroom Four:**

Carpet. Window to front aspect. Built in cupboard.

### **Bathroom:**

Suite comprising bath, sink and WC. Lino flooring. Tiled walls. Privacy window to front aspect. Heated towel rail.

## **External**

### **Garden:**

Mostly laid to lawn with established borders and flower beds. Non overlooked. SOUTH facing. Patio area. Side access. Side door to garage. Double width.

### **Garage:**

Electric overhead roller door. Access from house and garden. Parking to front.

### **Driveway:**

Block paved. Parking for two vehicles.

### **About the Area:**

Manor Park is privy to exceptional amenities access. Willian is an area

which is highly sought after and well-regarded, as peaceful and preserved. Featuring a beautiful church, a Post Office and general store, along with two pubs – including The Fox which has a highly regarded restaurant. A delightful duck 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 Highfield and Fearnhill. Independent schools include; St Francis College, St Christopher, The Princess Helena College, Dame Alice Harper 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 Hitchin, Stevenage and

Letchworth Garden City 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. A direct train service is also available from Letchworth to Gatwick Airport via Thameslink and easy access to Heathrow with direct service from Letchworth to Farringdon for transfer to Heathrow via Elizabeth line.

**Agents Note:**

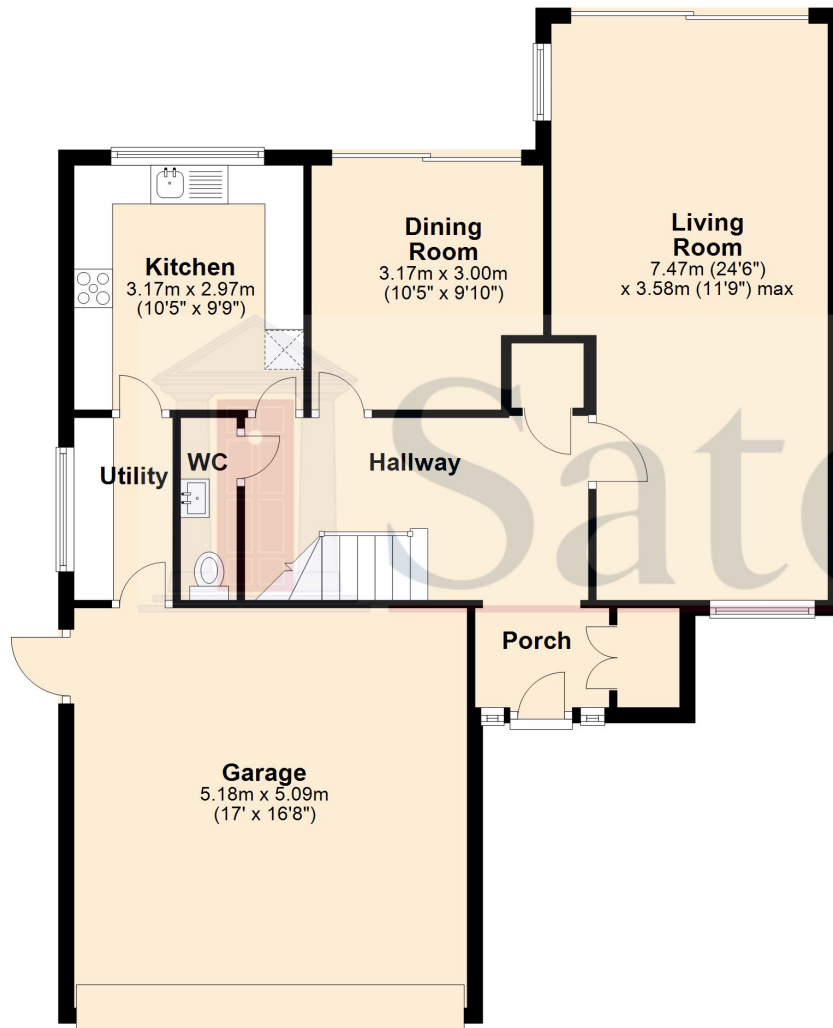
Draft particulars yet to be approved by the vendor and may be subject to change.



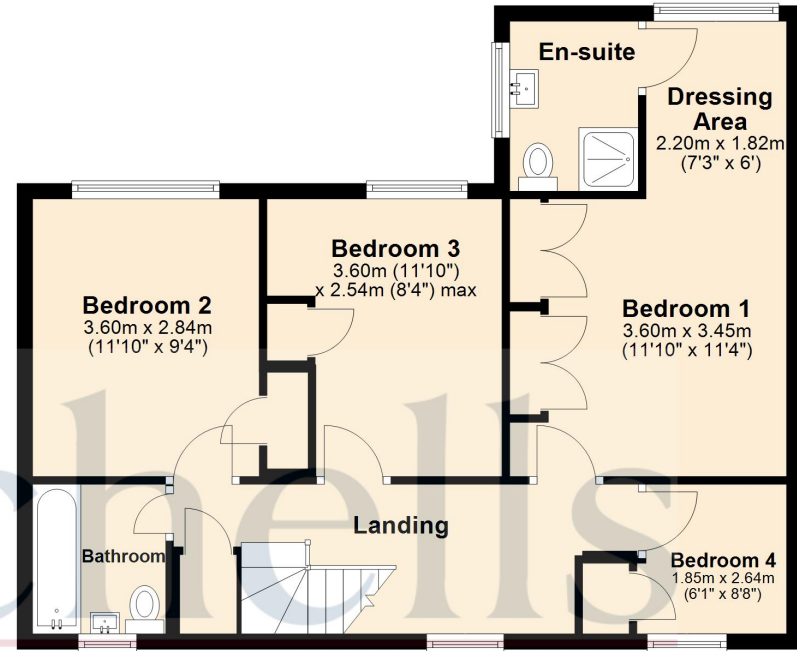


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.