



6 Bedroom Detached House - Offers In Excess Of - £950,000  
LEASEHOLD  
28 Aubreys | Letchworth Garden City

FINE & COUNTRY







# Step inside

## Aubreys

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Step Into Modern Comfort & Versatility.

Welcome to this beautifully updated and thoughtfully designed property that blends stylish living with practical luxury. From the moment you enter through the reception room, you're greeted by an inviting sense of space and light that flows throughout the home. The front reception room features elegant tiled flooring which then opens seamlessly into a stunning open-plan, extended kitchen and living perfect for modern family life and entertaining. The kitchen, just 2 years old, boasts premium Wentworth units, Corian countertops, a breakfast bar, integrated high-level dishwasher, and high-end stove appliances — all set atop durable laminate flooring. French doors from the kitchen lead out to a private side garden that remain set up for wildlife which includes a pond, while the conservatory/dining area features double French doors opening onto a spacious main rear garden, ideal for al fresco dining and relaxation. The dedicated pantry not only extends the kitchen work space, but offers convenience and storage for housing the hot water tank, power shower unit, and a boiler that's only 4 years old which has been serviced in the recent months.

Enjoy the benefits of softened salt water throughout the home enhancing water quality, easing maintenance, and offering skin, hair, and home care benefits. The property includes modern security with a full CCTV system. The property also offers both Virgin media fibre and Sky satellite broadband. The adaptable downstairs bedroom features brand-new carpeting and convenient access to a modern bathroom and laundry area, complete with a walk-in power shower and high-level integration for appliances. This space is perfect as a guest suite or annex, making it ideal for extended family stays, a home gym, or a dedicated workspace. This home has been carefully upgraded to deliver everyday luxury, enhanced comfort, and long-term value. A rare opportunity to own a property that caters to modern lifestyles with both functionality and flair.

This upper floor offers a harmonious blend of tranquillity, comfort, and adaptability — a true reflection of modern family living with high-end touches throughout.

As you ascend the stairs, you are welcomed by a spacious and bright family bathroom, thoughtfully extended to provide a true spa-like experience. This stylish retreat features a raised, double-ended, clawfoot freestanding bath, a separate step-in shower, and elegant tiled flooring — perfect for unwinding. To the left of the stairs, the principal bedroom impresses with soaring ceilings, exposed wooden beams, and luxurious finishes throughout. Four stunning floor-to-ceiling windows flood the room with natural light, while the newly installed radiators and rich pure wooden flooring to add warmth and character. A French antique vanity unit and a brand-new freestanding clawfoot which adds a hotel like experience. The second bedroom offers generous proportions with a double bed setup, a large double window, plush new carpet, and modern radiators — a peaceful and cozy space for family or guests. The third double bedroom, currently styled as a home office, features two large windows and soft, newly laid carpeting — ideal for productivity or relaxation. The fourth bedroom, also newly carpeted, offers flexible space perfect for children or guests. The fifth bedroom is a dedicated dressing room but could easily be adapted into a single bedroom, nursery, or study depending on your needs.



# About the area

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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 St Pancras which allows you access to the Eurostar and efficient travel to Gatwick airport, not to mention going north via Peterborough and to East Anglia via Cambridge. Luton airport is also just 13 miles away and Stansted airport 30 miles approximately.



















# Step outside

## Aubreys

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Outside, this property continues to impress with ample space, thoughtful design, and a welcoming sense of privacy — perfect for both everyday living and entertaining.

A spacious double garage with an electric door and generous driveway, with convenient access via a side gate and a separate pathway leading to the front door for a polished, practical entrance. Additional side access to the garage and a rear gate provides easy entry to the garden, making outdoor maintenance and movement seamless.

The beautifully maintained wraparound garden enjoys sunlight throughout the day, offering a tranquil, private escape with a variety of patioed areas ideal for alfresco dining, summer gatherings, or simply relaxing in your own green haven.





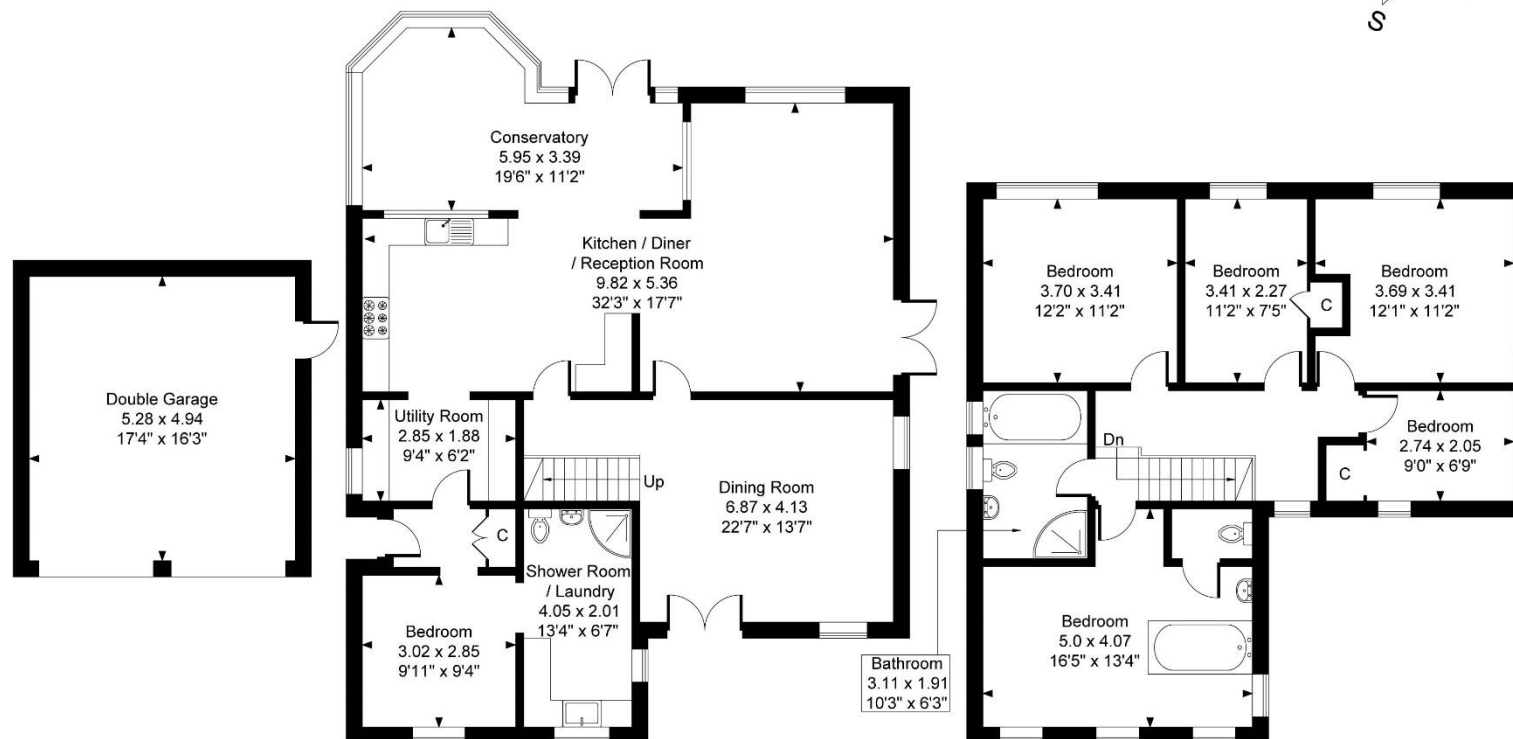
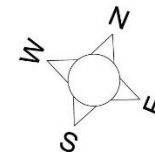
## Aubreys

Approximate Gross Internal Area

184.12 sq m / 1981.85 sq ft

(Excludes Garage)

Garage Area 26.08 sq m / 280.72 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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