House - Detached (EPC Rating: C)

31 WILBURY ROAD, LETCHWORTH GARDEN CITY, HERTS, SG6 4JW

Price Guide

£695,000

First Step

3 2 2 C

3 Bedroom House - Detached located in Letchworth Garden City

DETACHED 3 bed home... SOUTH facing garden... GARAGE & driveway PARKING FOR 3 CARS... Separate SITTING ROOM & FAMILY ROOM... Entertaining KITCHEN/BREAKFAST Room... Dressing Area and En-suite... Excellent location...

INTERNAL

Ground Floor

Entrance Hallway
Door to front aspect. Three recessed storage shelves. Solid wood flooring. Staircase to first floor. Doors leading to:

Kitchen/Breakfast Room
15'6" x 10'8"
Window and fully glazed door to rear aspect. A range of white wall and base units with wooden work surface and tiled splash back. Integrated under counter fridge, freezer and dishwasher, space and plumbing for integrated washer/dryer, free standing double oven with 4 ring gas hob and extractor hood. One and a half bowl sink, under plinth lighting, ceramic tiled flooring.

Sitting Room
15'7" x 11'1"
Dual aspect, window to front & French doors to rear aspects. Chimney breast with low level recess and wooden mantle shelf. Continuation of solid wood flooring.

Family Room
14'5" x 8'5"
Dual aspect, window to front and side aspects. Continuation of solid wood flooring.

Cloakroom
Circular port hole window to front aspect. White suite comprising: concealed push button wc, vanity wash hand basin with tiled splash back. Continuation of solid wood flooring. Wall mounted consumer unit.

Utility
Window to rear aspect. Wooden work surface with space for storage and appliances fitted with vent to outside for tumble dryer. Continuation of solid wood flooring

First Floor

Landing
Circular port hole window to side aspect fitted with wooden shutters. Loft access - partially boarded, fitted with light. Full height storage cupboard housing the boiler. Carpet. Doors leading to:

Bedroom 1 & Dressing Area
13'2" x 6'1"
Window to front aspect. Two door overstairs built-in wardrobe fitted with shelf and rail, plus further storage cupboard fitted with light. Opening leading to dressing area with mirorred wardrobes both sides, fitted with shelves, rails & shoe storage. Carpet. Door leading to:

En-Suite
Circular port hole window to side aspect. White suite comprising: concealed push button wc, vanity wash hand basin with tiled splash back, recessed tiled storage, large fully tiled shower with glass screen and storage shelf. Storage cupboard and drawers, heated towel rail, ceramic tiled flooring.

Bedroom 2
14'2" x 10'7"
Window to rear aspect. Carpet.

Bedroom 3
8'0" x 7'2"
Window to front aspect. Laminate flooring.

Bathroom
Window to rear aspect. White suite comprising: fully tiled panelled bath with wall mounted shower and glass storage shelves, concealed push button wc, wall mounted wash hand basin. Heated towel rail, ceramic tiled flooring.

EXTERNAL

Front Garden
Low level wall and established hedge to front and side perimeter. Garden laid to lawn and established shrubs. Covered porch. External light. Side gated access to rear garden.

Rear Garden
18'0" x 8'6"
Fence and established hedge perimeter. Private wrap around garden mainly laid to lawn with entertaining patio and low level curved decorative wall. Established trees, shrubs and plants. Paved pathway to garden shed and bin storage behind gararage with personnel door to garage. External light, tap, power, side gated access to driveway. Ring doorbell cameras hard wired overlooking garden and garage.

Garage & Parking
18'0" x 8'6"
Single brick built garage currently used as a gym with up and over door and personnel door to garden - fitted with light, power and eave storage. Ring sensor light on the front of garage. Block paved driveway with 3 parking for 3 vehicles.

ADDITIONAL PROPERTY INFORMATION
Leasehold - 114 Years 10 Months (as of May 2026)
EPC: Rating C
Council Tax: Band F

Mains utilities
Traditional brick and block construction

Local Area

Good location with easy access to all local amenities, including outdoor and indoor swimming pool/leisure centre, various chain and independent shops, coffee shops & restaurants.

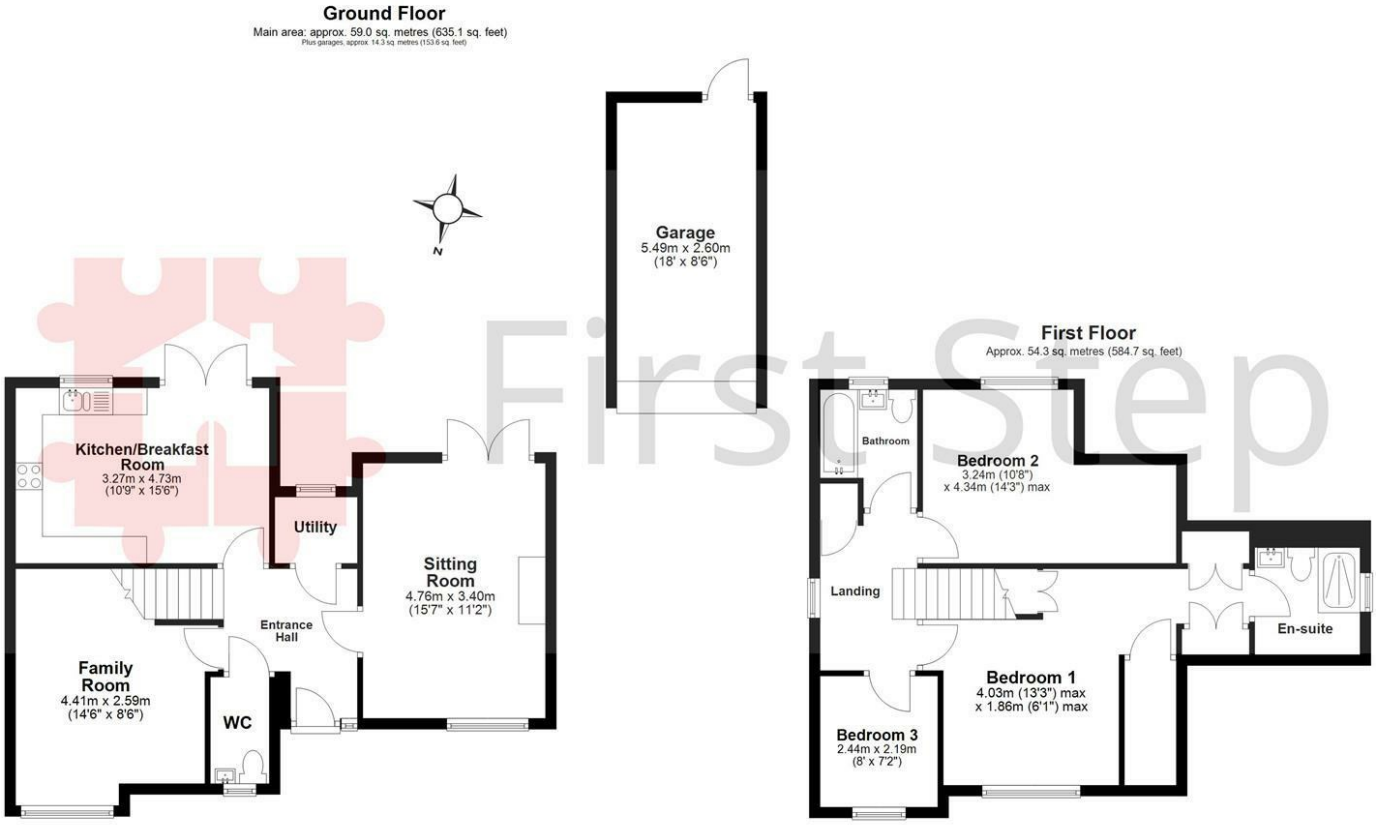
Letchworth was the world's first garden city, established by Ebenezer Howard who sought to create an alternative to the industrial city by combining the best of town and country living.

It is centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross via Letchworth are approximately 35-40mins.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



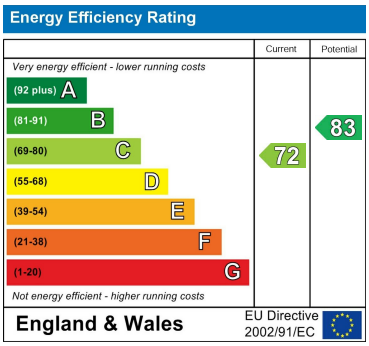
Main area: Approx. 113.3 sq. metres (1219.9 sq. feet)
Plus garages, approx. 14.3 sq. metres (153.6 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

First Step