



45 Aubreys • Letchworth Garden City • Hertfordshire • SG6 3TU

Guide Price £1,050,000

Charter Whyman

TOWN & VILLAGE HOMES





## SPLENDIDLY SPACIOUS & MUCH IMPROVED MODERN HOME EXCELLENT FLOW TO THE ACCOMMODATION PLEASANT SETTING ON SOUTH SIDE OF TOWN

### THE PROPERTY

This exceptional modern detached home has been very well extended, upgraded and improved. The superbly presented accommodation flows very pleasingly from the entrance porch through the spacious and versatile reception hall, with informal sitting and study areas, to the sitting room from which double doors open to the conservatory which is semi open-plan with the kitchen/breakfast room. The integral double garage with laundry area is accessed via the utility and the ground floor is completed by a cloakroom/WC.

There are four double bedrooms, all with built-in wardrobes, on the first floor. The master has its own en suite shower room, bedrooms 2 & 3 share a 'Jack & Jill' shower room and there is a family bathroom.

The house benefits from gas fired central heating and the windows, doors and the conservatory are all manufactured in White Thermal Slimline Aluminium with double-glazing.

### THE OUTSIDE

The house stands in a plot measuring approximately 116' by 46' (35.4m x 14m) overall. To the front is a block-paved forecourt and driveway, bounded by hedges, with an EV charging point and leading to the integral garage.

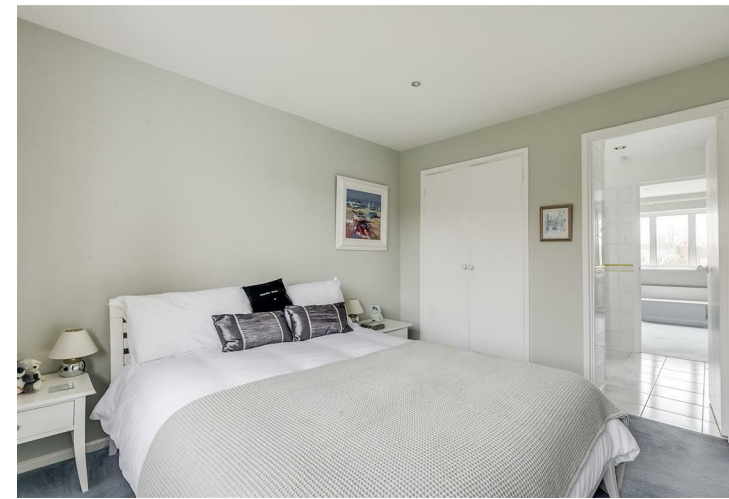
A gate to the side leads to the south facing rear garden is some 42' (12.9m) in depth and laid to lawn, block-paved patios, one with a pergola over, herbaceous borders, ornamental shrubs and a willow tree. Timber garden shed.

### THE LOCATION

Aubreys is very pleasantly situated on the south side of the town between the ancient villages of Willian and Letchworth, to of the three which were absorbed by the Garden City and close to the town's golf course. No 45 is within a mile and a half of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge is also 29 minutes away in the other direction. Junction 9 on the A1 (M) is a mile and a quarter away.

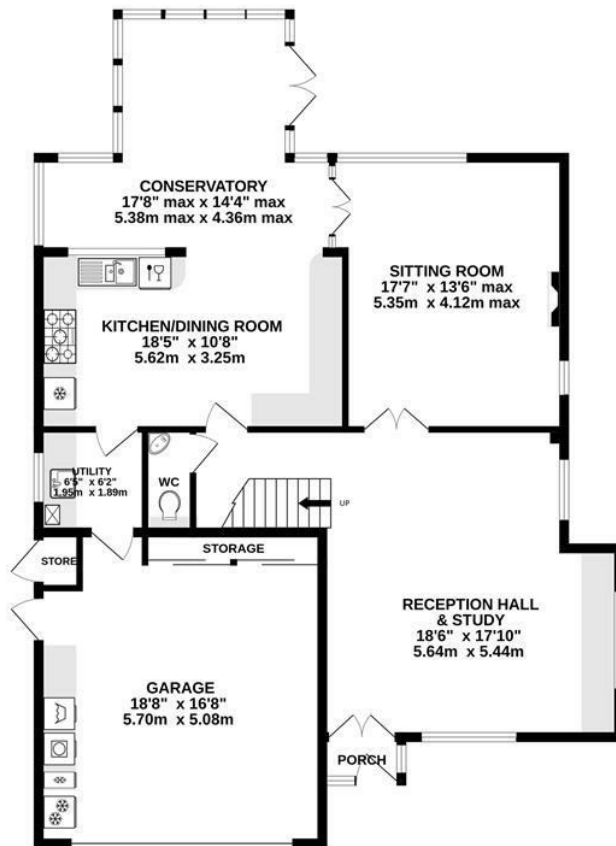
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities.



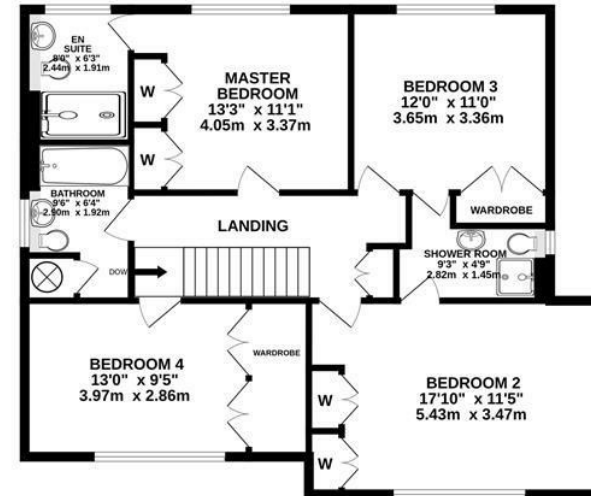




GROUND FLOOR  
1346 sq.ft. (125.1 sq.m.) approx.



1ST FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



THE FLOOR AREAS INCLUDE THE INTEGRAL GARAGE.

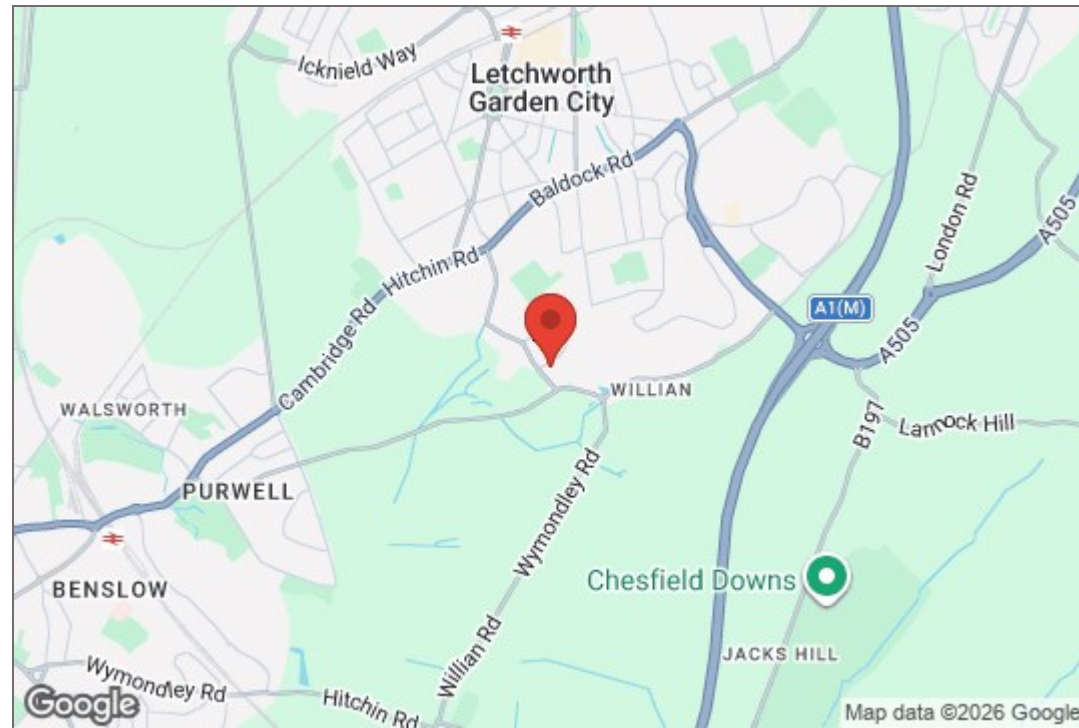
TOTAL FLOOR AREA: 2262 sq.ft. (210.1 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

LEASEHOLD: 999 year term from 29th September, 1970 with 943 years unexpired.  
Ground Rent: £5 pa.

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## CONSTRUCTION

Cavity wall construction with insulated cavity extensions, under a tiled pitched roof.

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

## EPC RATING

Band - E

## BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Currently Band F, but subject to an improvement indicator. The banding may be revised following a sale.

## CONSERVATION AREA

The property is not located within a Conservation Area.

## THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350  
[www.letchworth.com](http://www.letchworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

## Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)