



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

Guide Price £875,000

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

A beautifully presented modern four-bedroom detached home situated in a highly desirable location, offered in excellent order throughout. The property benefits from a stylish, recently updated kitchen, contemporary bathroom, a well-appointed shower room en suite to the principal bedroom, and a downstairs cloakroom, all finished to a clean, fresh standard.

A notable feature is the conservatory, enhanced with a solid roof, creating a comfortable and versatile additional sitting room that flows seamlessly from the kitchen, ideal for both everyday living and entertaining.

Further benefits include a generous double garage, ample parking, and well maintained accommodation throughout, making this an ideal family home ready for immediate occupation.

### THE OUTSIDE

The garden is well maintained and thoughtfully arranged, featuring a neat lawn complemented by a variety of established flowers and mature shrubs, providing colour and interest throughout the seasons.

Measuring approximately 48ft by 52ft, the space offers a good balance of usability and presentation, further enhanced by a generous patio area ideal for outdoor dining.

The garden enjoys a south easterly aspect and also features a cleverly positioned, tucked-away storage shed.

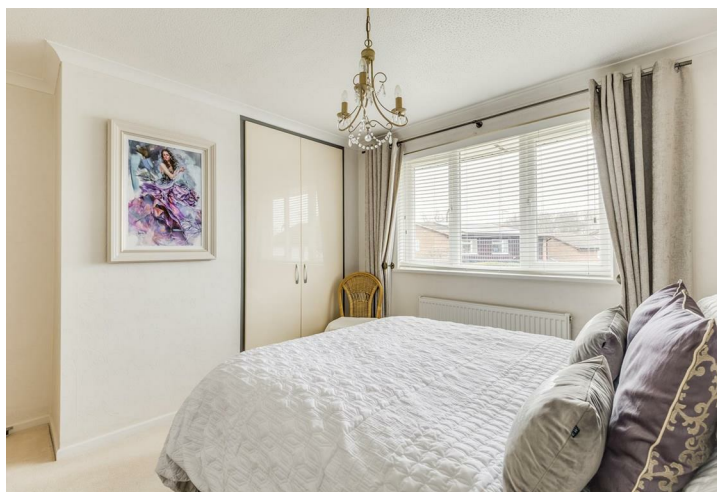
The property benefits from an attractive frontage and a large concrete driveway, providing

### 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 25 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.

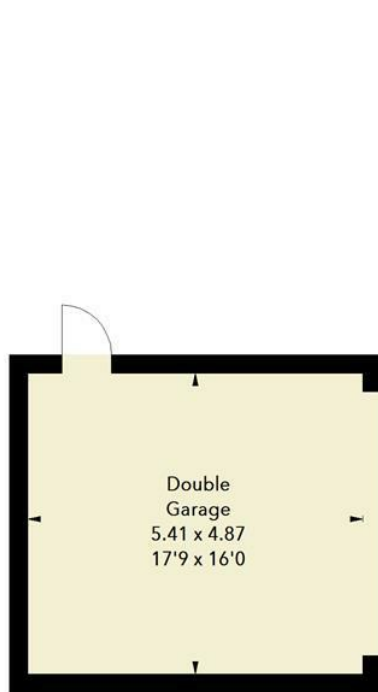




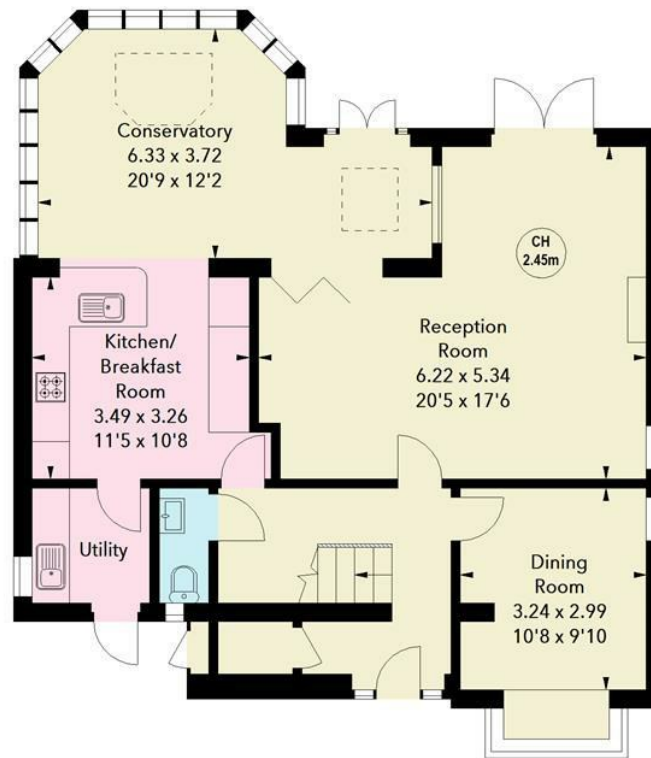


## Aubreys, SG6

Approximate Area = 174.84 sq m / 1882 sq ft  
 (Including Garage)  
 Garage Area = 26.20 sq m / 282 sq ft

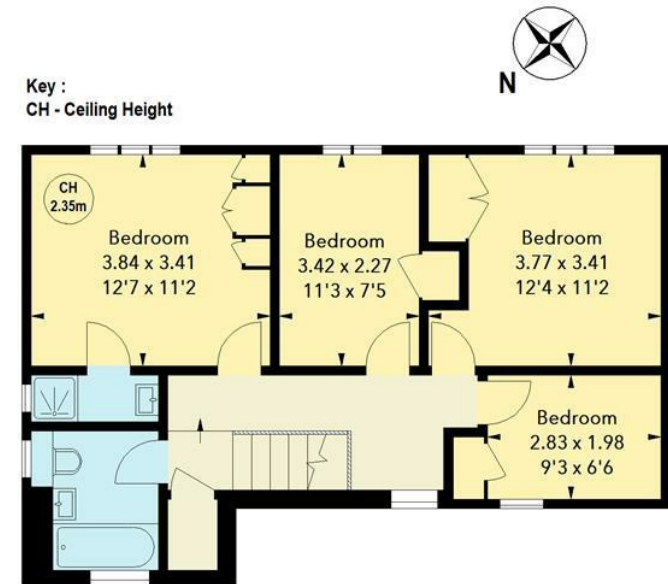


(Not shown in actual location / orientation)



### Ground Floor

Approx. 89.46 sq m / 963 sq ft



### First Floor

Approx. 59.18 sq m / 637 sq ft



Key :  
CH - Ceiling Height

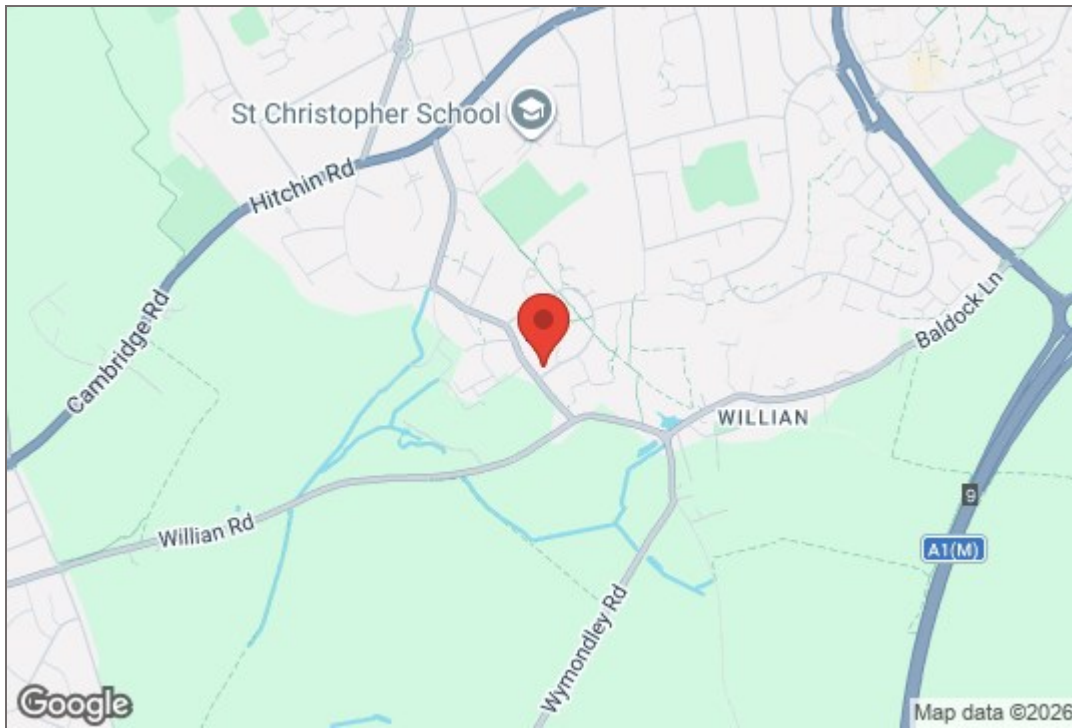


Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
 © Orange Tree Photography

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 years from 29th September 1970 with an annual peppercorn ground rent of £5.00

## 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.

## CONSTRUCTION

Cavity wall construction under a tiled pitched roof.

## SERVICES

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

## EPC RATING

Band - D

## BROADBAND SPEED

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

## MOBILE SIGNAL

Most providers claim 4G, O2 claims 5G.

## 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)

## LISTED PROPERTY

The property is not listed.

## COUNCIL TAX

Band - F

## CONSERVATION AREA

The property is not in a conservation area.

## 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.

## 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)