



22 Haysman Close • Letchworth Garden City • Hertfordshire • SG6 1UB

£1,450 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



ATTRACTIVE MODERN HOME WITH GARAGE PLEASANT LOCATION

THE PROPERTY

A three bedroom end of terrace house, set in a very popular part of Letchworth, the property is offered unfurnished and benefits from a spacious sitting/dining room, a modern kitchen and conservatory. Upstairs, two of the bedrooms are doubles and the third is currently used as a study. There is a fully tiled bathroom suite with electric shower.

The house benefits from uPVC double-glazed windows and gas fired central heating.

THE OUTSIDE

The rear garden is some 37' (11.36m) in length and the gardens are laid mainly to lawn with paved patio and ornamental shrubs.

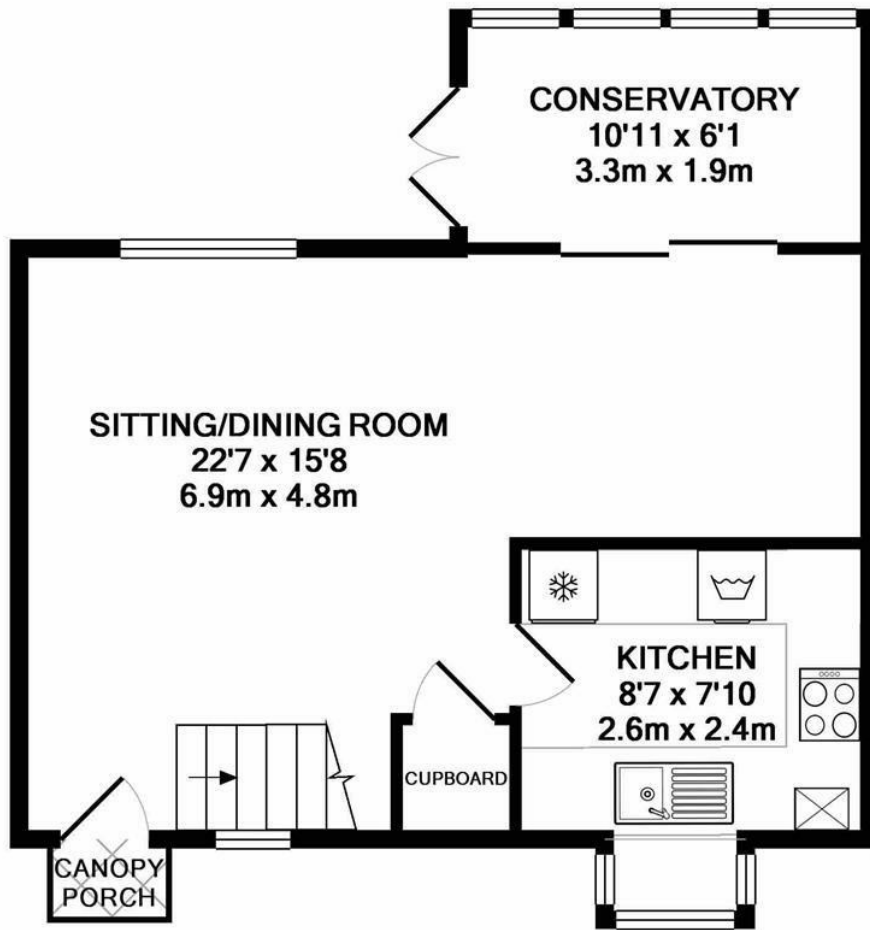
There is a single garage in the courtyard to the rear.

THE LOCATION

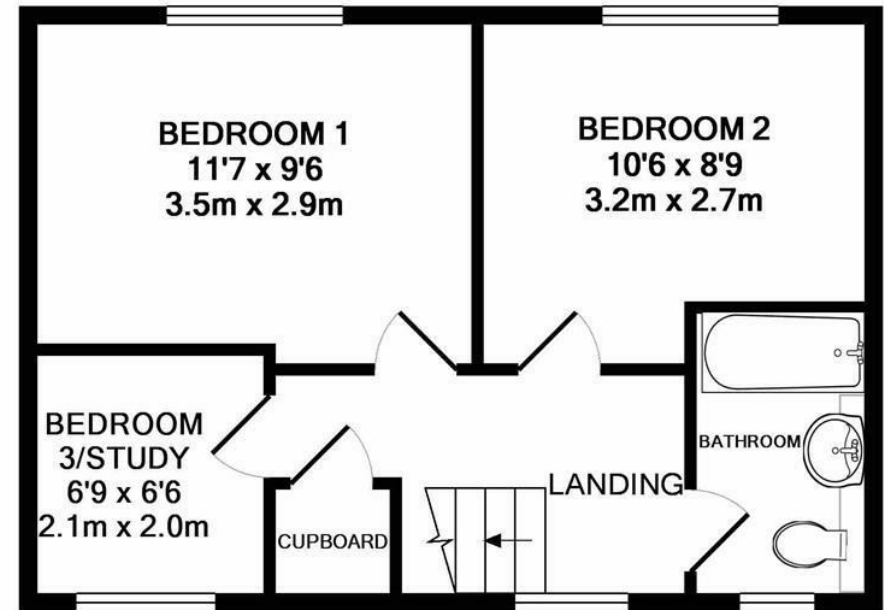
Haysman Close is a pleasant residential close just to the north-east of the town centre, about three-quarters of a mile from the main shopping area and within a mile of the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is just 2.4 miles away by car.

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. It provides attractive open green spaces throughout the town, together with excellent schools, shops and leisure facilities.





GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 776 SQ.FT. (72.1 SQ.M.)
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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. 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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EPC RATING

Band - D

SERVICES

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

LOCAL AUTHORITY

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

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - C

RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

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