



7 Birds Hill • Letchworth Garden City • Hertfordshire • SG6 1PH

£1,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



ATTRACTIVE DOUBLE-FRONTED GARDEN CITY HOME SPACIOUS ACCOMMODATION & AMPLE OFF-STREET PARKING CONVENIENT CENTRAL LOCATION

THE PROPERTY

This attractive double-fronted early Garden City terraces home provides spacious accommodation with two large reception rooms and a modern kitchen on the ground floor. In addition to the three double bedrooms on the first floor, there is a dressing room, nursery or study, a bathroom and a separate cloakroom/WC.

Constructed of solid brickwork, part rendered externally, under a tiled roof, the house benefits from uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

The house stands elevated above the road with a concrete forecourt providing off-street parking for at least three cars. The remainder of the walled front garden is laid to lawn with borders.

The rear garden is some 44' (13.4m) in depth and laid to lawn with a concrete walled patio and herbaceous beds and borders. Timber garden store.

The detached garage is approached via a right-of-way from Ridge Road.

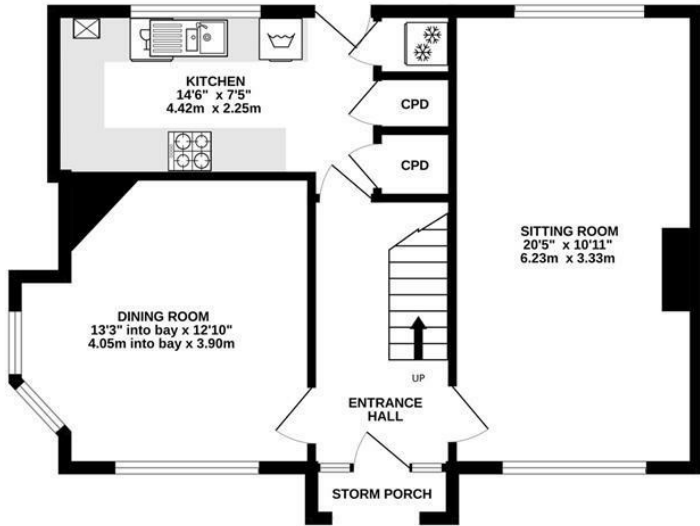
THE LOCATION

The house is very conveniently situated on the north-east corner of the town centre, within the Letchworth Conservation Area, and only a third of a mile from the mainline railway station. Letchworth Garden City is on London to Cambridge mainline with the fastest service to King's Cross taking just 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is 2.2 miles away by car.

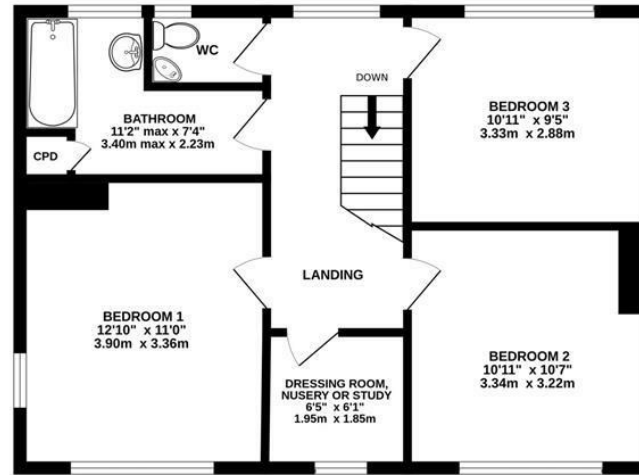
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent schools, shops, leisure facilities and green open spaces.



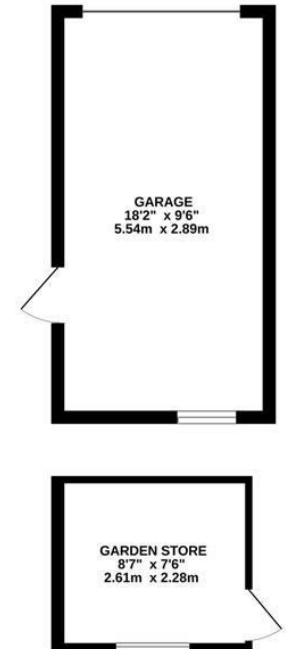
GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



OUTBUILDINGS
236 sq.ft. (22.0 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE OUTBUILDINGS

TOTAL FLOOR AREA : 1168sq.ft. (108.5 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. 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.

BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

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 - D

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

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www.charterwhyman.co.uk