



5 Hillpath • Letchworth Garden City • Hertfordshire • SG6 1RL

£1,400 Per Month

Charter Whyman

TOWN & VILLAGE HOMES





## THE ACCOMMODATION

Entrance Lobby • Sitting Room • Conservatory • Kitchen • Bathroom  
Landing • Bedroom 1 • Bedroom 2



# CHARMING TRADITIONAL GARDEN CITY COTTAGE

## THE PROPERTY

This traditional Garden city town cottage dates from 1910 and retains much of its original charm and character. Modern amenities include a fitted kitchen, modern bathroom and uPVC double-glazed windows.

The conservatory adds considerably to the flexibility of the ground floor accommodation and the house benefits from gas fired central heating.

The property is available to rent unfurnished.

## THE OUTSIDE

The cottage is set over 100' (35m) back from the road with gardens to front and rear with the plot having an overall length of approximately 113' (34.5m). The front garden is laid to lawn with hedges and concrete driveway providing off-street parking.

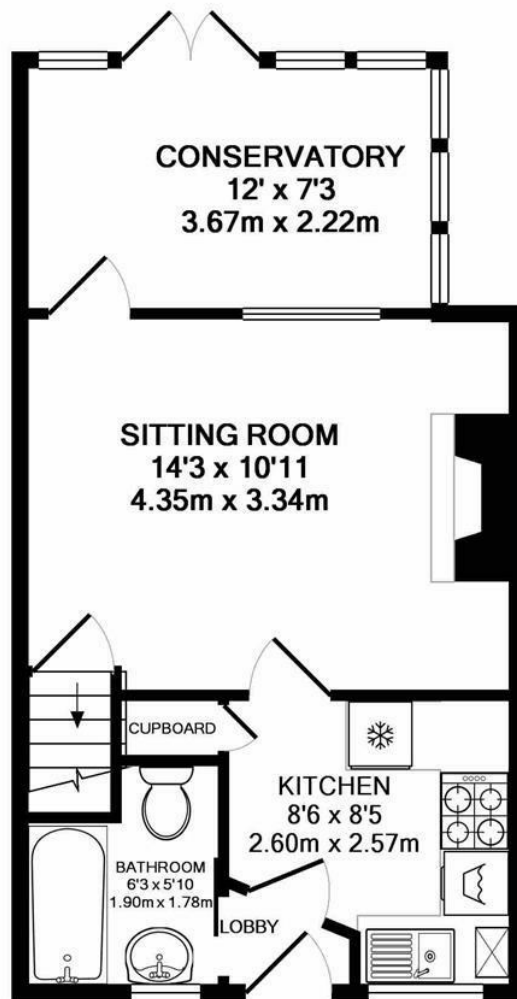
A right of way leads to the rear garden which has a depth of some 54' (16.5m). It is laid to lawn with paved patio, herbaceous borders and ornamental shrubs. Timber garden shed.

## THE LOCATION

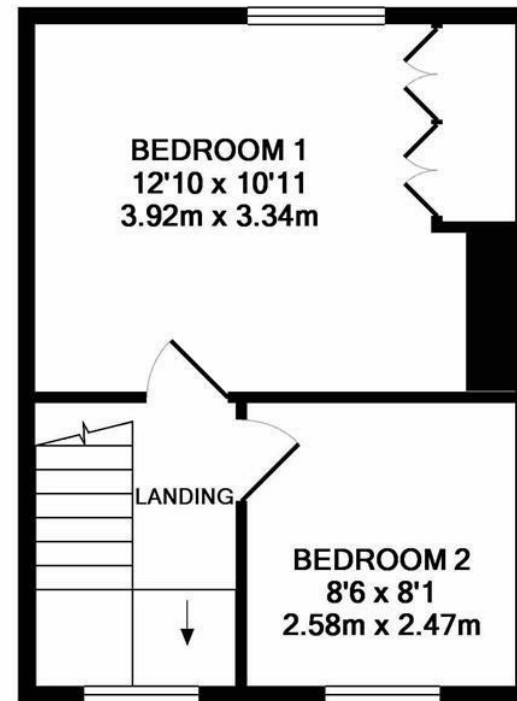
Hillpath is very conveniently located just to the east of the town centre, less than half a mile from the main shopping area and within three-quarters of a mile from the mainline railway station. Letchworth Garden City is on the London Kings Cross to Cambridge mainline providing regular services throughout the day, with the fastest to London Kings Cross taking just 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is only 1.3 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 shops, leisure facilities and schools. Hillshott Infant School and Nursery is only about a quarter of a mile away.





GROUND FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - B



## 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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01462 685808

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