



18 Milne Close • Letchworth Garden City • Hertfordshire • SG6 2TA

£1,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



# DECEPTIVELY SPACIOUS MODERN HOME POPULAR LOCATION

## THE PROPERTY

This deceptively spacious detached modern home provides well proportioned accommodation with four bedrooms and bathroom on the first floor. The extended ground floor is even more generous with a large sitting/dining room opening to the study or garden room, kitchen, utility room, shower room/WC and integral tandem length garage.

The house benefits from gas fired warm air central heating, uPVC double-glazed windows and aluminium double-glazed patio doors.

The property is available for rent unfurnished.

## THE OUTSIDE

The house is set back from the road behind a front garden laid to lawn with ornamental trees and a raised brick planter running along the front of the pergola attached to the front of the house. The herring-bone brick paved driveway provides off-street parking and leads to the garage.

A gate to the right of the house leads to the rear garden, which is some 42' (12.75m) in depth and laid to lawn with paved patio, herbaceous borders and ornamental shrubs and trees, including silver birch.

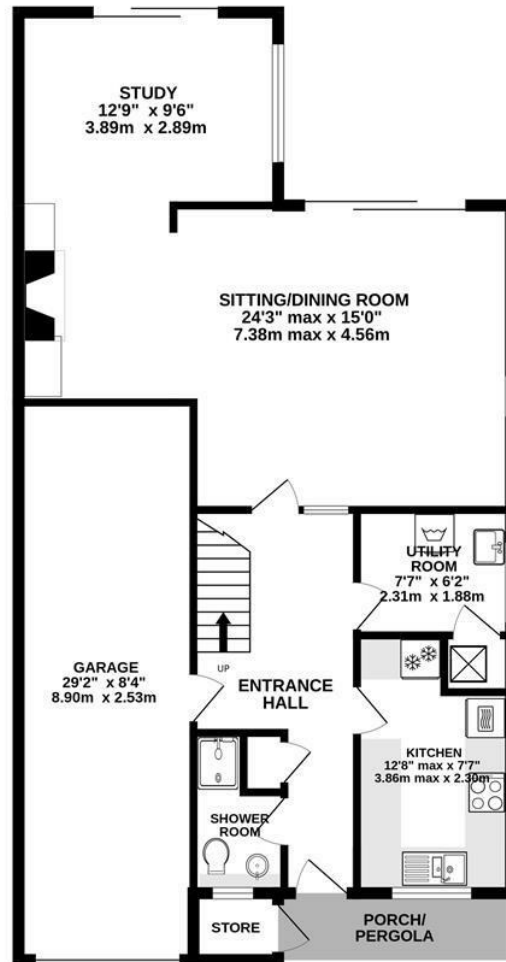
## THE LOCATION

Milne Close is a peaceful residential close in the popular Lordship area on the south side of Letchworth, a mile and a half from the town centre and within a mile and three-quarters of the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 26 minutes in the other direction. Junction 9 on the A1 (M) is just a mile 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. The highly regarded Lordship Farm Primary School is less than half a mile away.



GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1505 sq.ft. (139.8 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 - E

## 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 - F



## 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.couk](http://www.charterwhyman.couk)