



5 Lowe Drive • Letchworth Garden City • Hertfordshire • SG6 1FW

£2,200 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



REMARKABLY SPACIOUS FIVE BEDROOM HOME SUCCESSFUL RE-IMAGINING OF THE GARDEN CITY STYLE

THE PROPERTY

This remarkably spacious modern home is a very successful re-imagining of the Garden City style. Built in 2010, the house provides well-proportioned five bedroom accommodation distributed over three floors. The master bedroom has an en suite shower room, the rest being served by the family bathroom and a shower room.

The house benefits from uPVC double-glazed windows and central heating is provided by a gas fired condensing boiler.

The property is available for rent unfurnished.

THE OUTSIDE

The house is set in a triangular plot with the front garden screened by a beech hedge and metal railings and laid to lawn with ornamental shrubs, Japanese acers and a rowan tree. The brick paved drive provides off-street parking and leads to the garage.

The rear garden is some 36' (11m) in depth and laid to lawn with paved patio. Large timber garden shed.

There are attractive areas of open green space with mature trees distributed throughout the estate, including a sizeable recreation ground with children's play equipment, skateboard/BMX halfpipe, basketball area and adult exercise equipment.

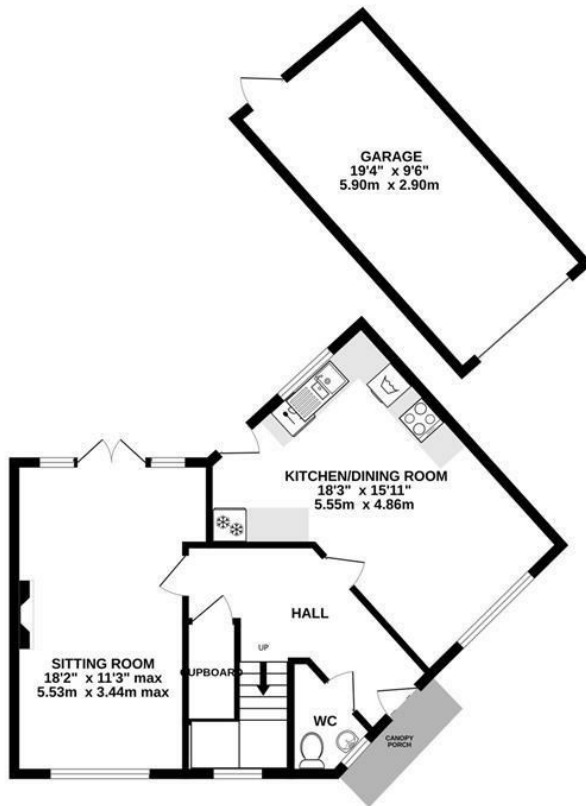
THE LOCATION

Lowes Drive is conveniently located just three-quarters of a mile to the east of the town centre and less than a mile from 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 27 minutes away in the other direction. Junction 9 on the A1(M) is only 1.4 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 and the town provides excellent schools, shops, open spaces and leisure facilities. Hillshott Infant School and Nursery is just half a mile away.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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 is available with claimed download speeds of up to 10,000 Mbps.

MOBILE COVERAGE: Most providers claim up to 5G coverage.

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 - E



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.couk