



58 Lindsell Avenue • Letchworth Garden City • Hertfordshire • SG6 4DQ  
£1,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## ATTRACTIVE MODERN TOWNHOUSE CONVENIENT LOCATION

### THE PROPERTY

This smart modern townhouse was built in 2011 of insulated cavity brickwork under a tiled roof and provides well planned family accommodation arranged over three floors. The master bedroom has an en suite shower room and a walk-in wardrobe. The family bathroom is located on the first floor. The ground floor includes a spacious sitting room and a modern kitchen/diner.

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 on a plot some 69' (21m) in length and the front garden is bordered by a hedge and laid to lawn with herbaceous border and ornamental tree.

The split-level rear garden is about 21' (6.45m) in depth and laid to tiered lawns with an area of decking on the lowest level.

Gate to rear to a pathway leading to the single Garage measuring approximately 19'6" x 9'9" (6m x 3m) en bloc in a courtyard to the rear, where there is also space to park an additional vehicle.

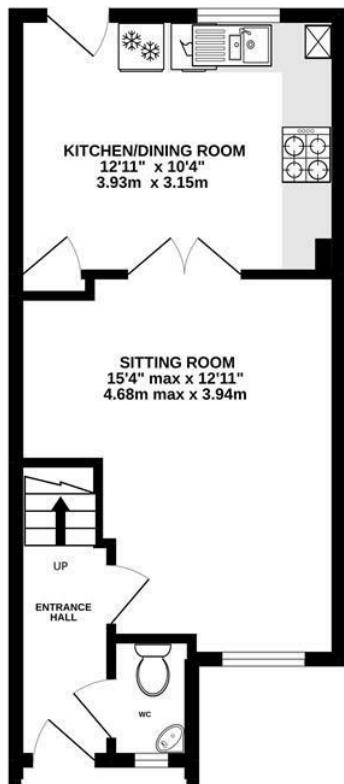
### THE LOCATION

Lindsell Avenue is conveniently located on the west side of the town, just three-quarters of a mile from the town centre and Letchworth Garden City mainline railway station. There are regular services to London Kings Cross throughout the day, the fastest of which take only 29 minutes; Cambridge is 28 minutes away in the opposite direction. Junction 9 on the A1(M) is 2.6 miles away by car.

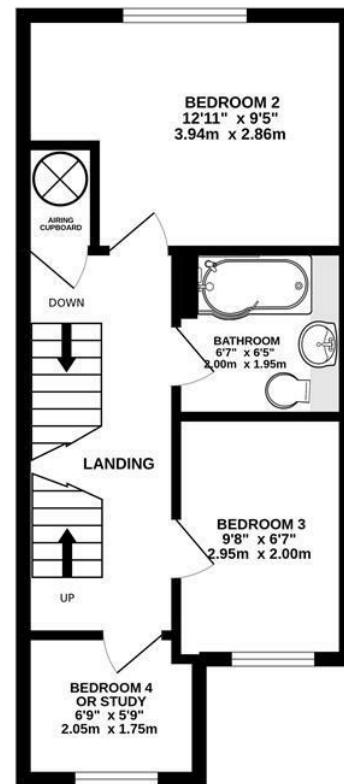
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim and the town provides excellent schools, shops, green open spaces and leisure facilities.



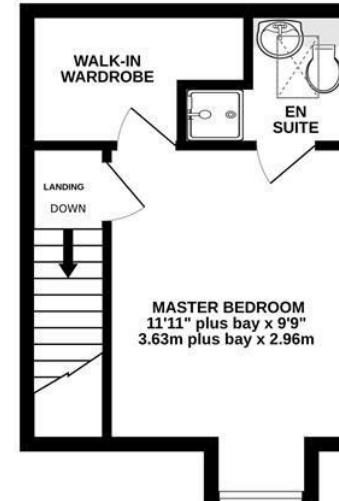
GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



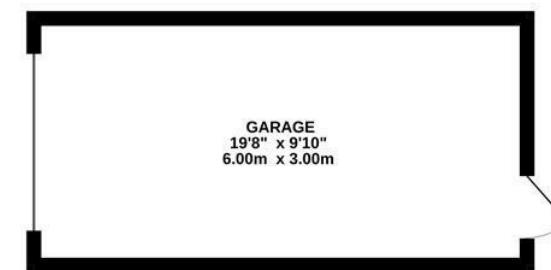
1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR  
232 sq.ft. (21.5 sq.m.) approx.



GARAGE  
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 959sq.ft. (89.1 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 - C

## SERVICES

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

BROADBAND: A choice of providers with claimed download speeds of up to 10,000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims 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](http://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**

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

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