



35 Brandles Road • Letchworth Garden City • Hertfordshire • SG6 2JA

£2,250 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Entrance Lobby • Cloakroom/WC • Hallway • Sitting Room • Family Room • Study • Kitchen/Dining Room • Utility Lobby • Garage & Workshop
Landing • Master Bedroom • Bedroom 2 • Bedroom 3 • Bedroom 4 • Family Bathroom

IMPROVED AND EXTENDED MODERN HOME SUPER KITCHEN/DINING ROOM FAVOURER SOUTH SIDE OF TOWN

THE PROPERTY

This modern detached house has been well extended, updated and improved to form a fine family home. The ground floor is particularly spacious and flexible accommodation with the excellent kitchen/dining room semi open plan to the family room and study being complemented by the separate sitting room. The well appointed family bathroom has both bath and shower.

The house benefits from uPVC double-glazed windows, a wide tri-fold door from the dining area to the rear garden and gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

The house sits well back from the road in a good plot measuring some 139' by 42' (42.25m x 12.83m) overall. The open plan front garden is laid to lawn with a brick driveway providing off-street parking and leading to the attached garage.

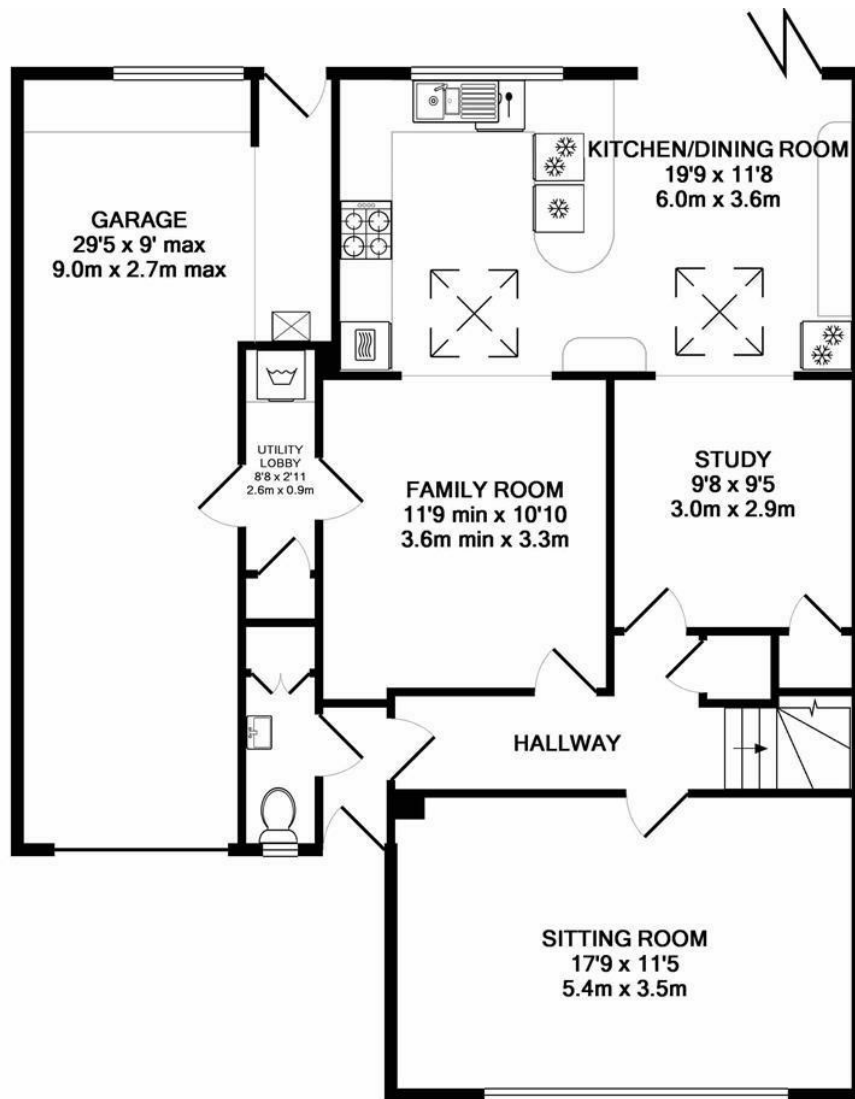
The rear garden is approximately 67' (20.5m) in length and laid to lawn with paved patio, herbaceous border and ornamental shrubs. The garden backs on to the grounds of Letchworth Cricket Club, giving a very pleasing outlook.

THE LOCATION

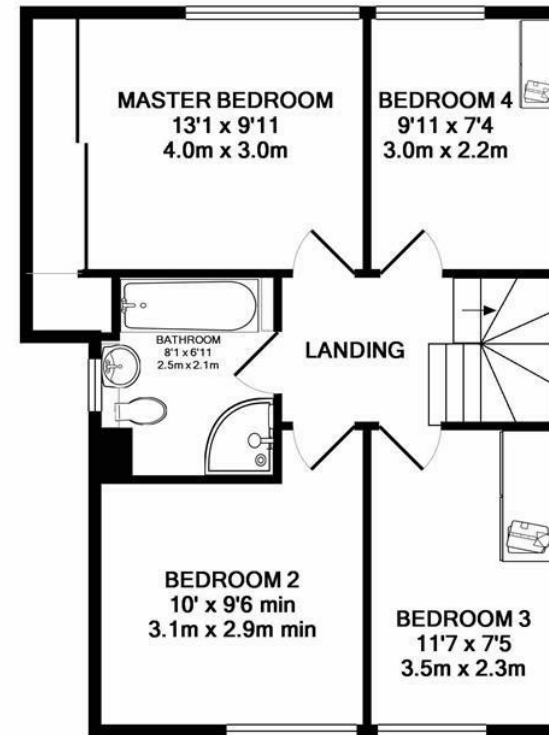
Brandles Road is a sought-after residential road in the popular Lordship area on the favoured south side of the town. No 35 is just a mile from the main shopping area and only 1.3 miles from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 28 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is only 1.1 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. The town provides excellent schools, shops and leisure facilities. The highly rated Lordship Farm Primary School is just a third of a mile away.





GROUND FLOOR
APPROX. FLOOR
AREA 1098 SQ.FT.
(102.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1608 SQ.FT. (149.4 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 - C

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

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

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

01462 685808

www.charterwhyman.co.uk