



2 Astwick Road • Stotfold • Hitchin • Bedfordshire • SG5 4AT

£2,250 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



EXCELLENT MODERN DETACHED FAMILY HOUSE  
WELL-PROPORTIONED ACCOMMODATION  
GOOD LOCATION IN POPULAR SMALL TOWN

## THE PROPERTY

This attractive modern detached home provides well-proportioned accommodation with sitting room, dining room, family room, kitchen, utility room and cloakroom/WC on the ground floor. There are four bedrooms on the first floor, the master having its own en suite shower room and a family bathroom serving the other three.

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 behind a herring-bone brick paved forecourt providing good off-street parking.

A gate to the side leads to the rear garden, which is some 32' (9.7m) in depth and laid to lawn with paved patio, raised herbaceous border and conifers screening the rear. Timber garden shed.

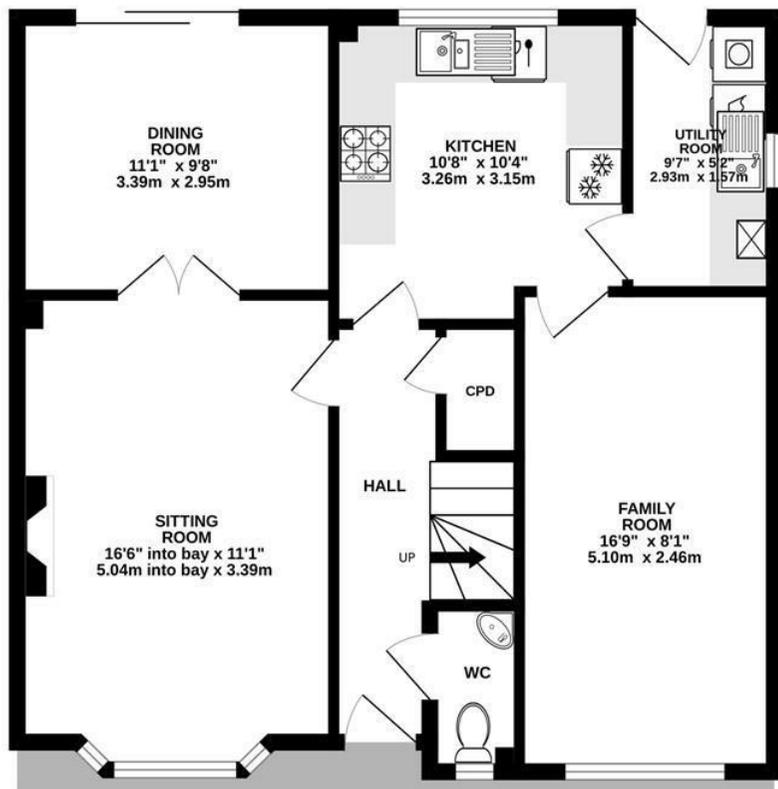
## THE LOCATION

The house is conveniently located in the northern part of the popular small town of Stotfold on the Bedfordshire/Hertfordshire border. It is within three-quarters of a mile of the town centre, which provides good local facilities including shops, schools, pubs, eateries and other amenities. A wider range of facilities are available in the nearby towns of Letchworth Garden City, Hitchin, Baldock and Biggleswade, all of which are within 6 miles.

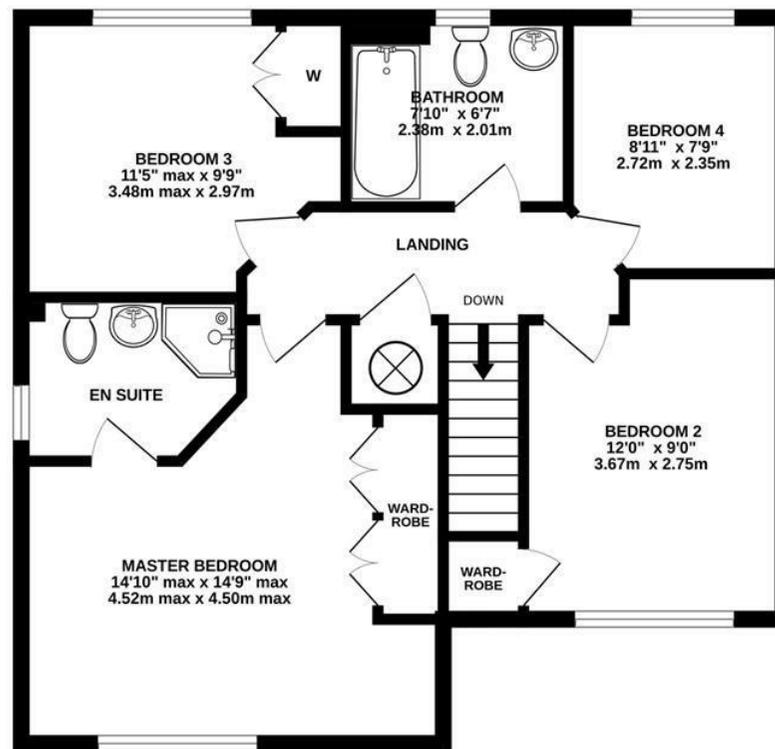
All the above towns offer mainline railway stations, but the closest is at Arlesey, less than 2 miles away. Regular services run throughout the day to London St Pancras, most scheduled to take just 39 minutes. Stotfold lies just off the A507, running east to west and linking the A1(M) and the M1.



**GROUND FLOOR**  
684 sq.ft. (63.6 sq.m.) approx.



**1ST FLOOR**  
623 sq.ft. (57.9 sq.m.) approx.



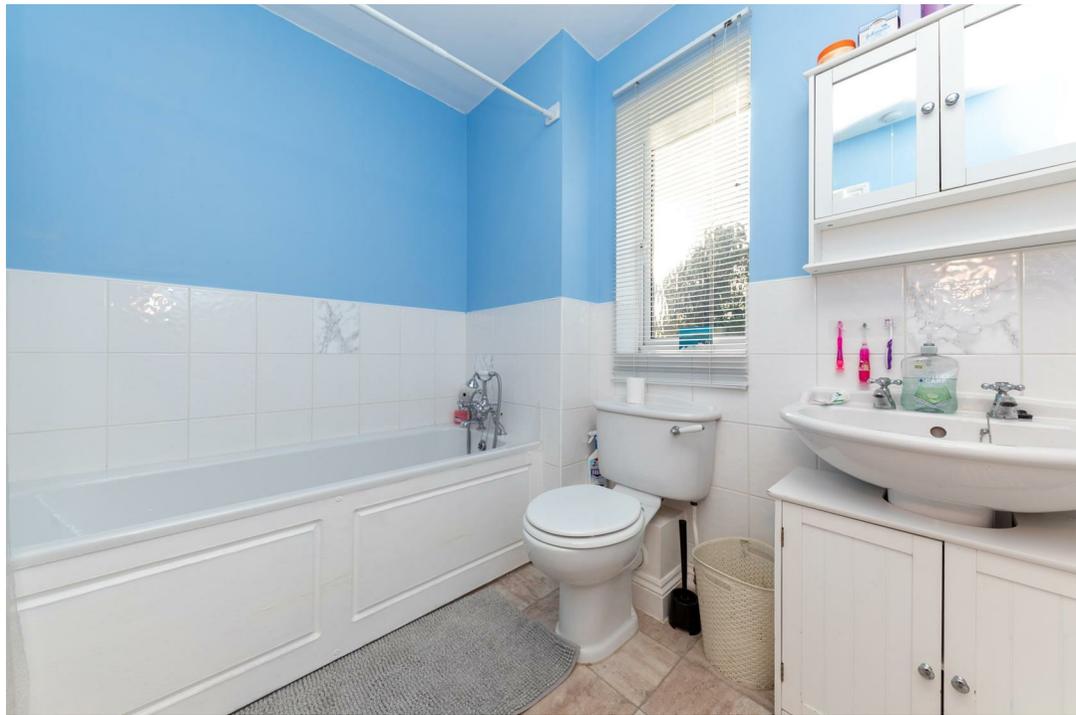
TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.

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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 -

## SERVICES

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

BROADBAND: A choice of providers with claimed download speeds of up to 1,800 Mbps.

MOBILE SIGNAL: Three, Smarty, ID Mobile and O2 claim 5G coverage, other providers 4G.

## LOCAL AUTHORITY

Central Bedfordshire Council

Priory House, Monks Walk

Chicksands

Shefford

Bedfordshire SG17 5TQ

Tel: 0300 300 8301

[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## COUNCIL TAX

Band -

## RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

## DILAPIDATIONS 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.co.uk](http://www.charterwhyman.co.uk)