



20 Common View • Letchworth Garden City • Hertfordshire • SG6 1DA

£1,600 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Lobby • Sitting Room • Dining Room • Kitchen/Breakfast Room • Bedroom One • Bedroom Two • Bathroom

SPACIOUS SEMI DETACHED BUNGALOW VERSATILE ACCOMMODATION CONVENIENT LOCATION

THE PROPERTY

'Deceptively spacious' is a phrase much over-used by estate agents, but it really is true of this well presented traditional 2 bedroom bungalow, situated in a quiet residential area of Letchworth Garden City. The property includes 2 reception rooms, a large kitchen/dining area and 2 large inter-connecting double bedrooms, although both can be accessed independently.

The property benefits from gas fired central heating and double-glazed windows and is available to rent unfurnished.

THE OUTSIDE

The bungalow sits on a plot measuring about 140' by 33' overall.

The pleasant front garden has well stocked shrub beds and borders. The brick paved driveway provides good off-street parking and leads to the garage at the rear.

The 78' long rear garden is laid to lawn with a patio and an area of decking.

THE LOCATION

Just to the north-east of the town centre, Common View is less than mile from Letchworth Garden City mainline railway station and the town's main shopping centre (a 17 minute walk according to Google). It is also just half a mile to the 63 acre open space of Norton Common.

Letchworth Garden City is located on the London Kings Cross to Cambridge mainline; the fastest service to Kings Cross takes just 27 minutes, with Cambridge 28 minutes away in the opposite direction.

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. It provides attractive open green spaces throughout the town, together with excellent schools, shops and leisure facilities.





Common View, Letchworth Garden City, SG6 1DA

Approximate Total Area: 101.6 m² ... 1094 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.

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.

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 - 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

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