

5 Paddock Close • Letchworth Garden City • Hertfordshire • SG6 1TB

£1,750 Per Month

Charter Whyman

TOWN & VILLAGE HOMES


FLORIST
RESTAURANT - CAFE

GRADE II LISTED EXHIBITION COTTAGE
WELL MODERNISED
GARDEN STUDIO

THE PROPERTY

This delightful Grade II listed early Garden City home is something really special, being a prize-winning entry to the Cottage Exhibition of 1905. It has been exceptionally well modernised, updated and improved, whilst retaining its original character and charm.

The first floor provides three bedrooms, two doubles and a single. The ground floor accommodation includes a spacious sitting room, open-plan to the kitchen breakfast room and a well-appointed modern bathroom. The cottage benefits from gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

The cottage stands behind a small, attractively planted front garden with an off-street parking space to the side.

Single and double gates open to the rear garden, which is some 117' (35.7m) in length and laid to lawn with ornamental shrubs and trees. Two timber garden sheds.

At the rear of the plot stands a timber garden studio. This is insulated, has electric light and power and provides an office and a play room.

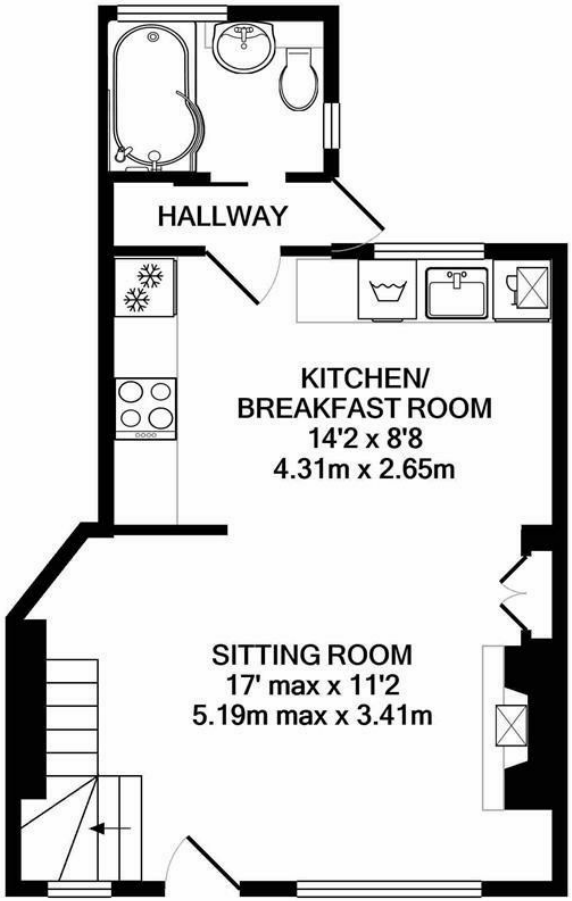
THE LOCATION

Paddock Close, as the name suggests, is a peaceful residential close and enjoys a desirable location off Norton Way South, just half a mile from the town centre and within three-quarters of a mile of the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with the fastest service to London Kings Cross taking just 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is a mile and a half away by car.

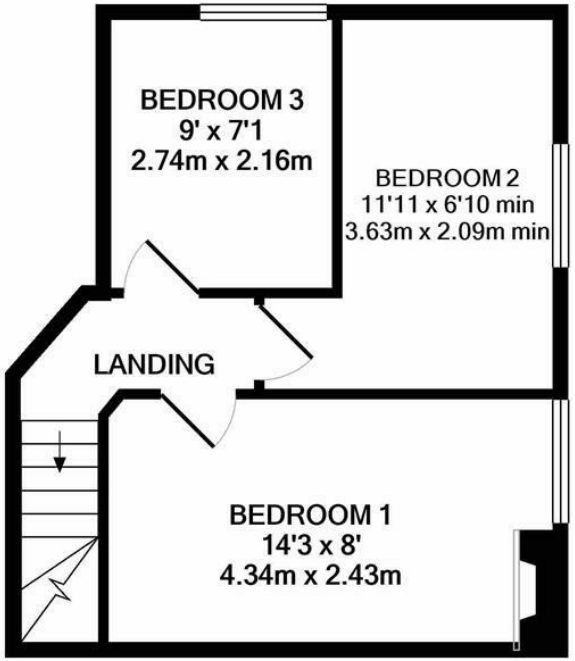
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and leisure facilities.



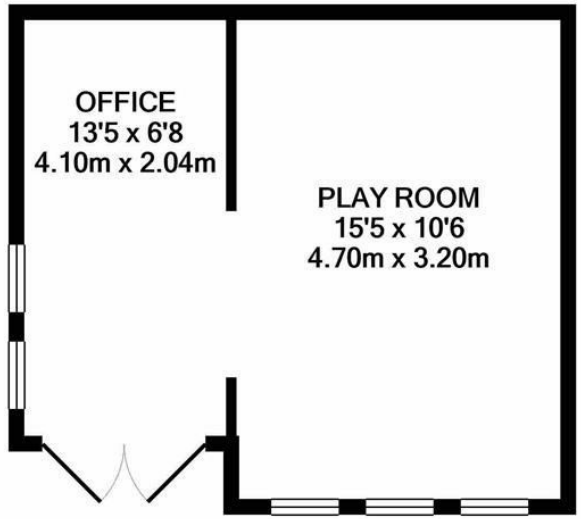




GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)



GARDEN STUDIO
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.4 SQ.M.)

Made with Metropix ©2022

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.

Charter Whyman

TOWN & VILLAGE HOMES





EPC RATING
Band - E

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 - C

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