40 Bowershott • Letchworth Garden City • Hertfordshire • SG6 2EU

£2,300 Per Month

Charter Whyman

TOWN & VILLAGE HOMES

SPACIOUS FAMILY HOME
EXCELLENT LOCATION
WONDERFUL REAR GARDEN

THE PROPERTY

This spacious modern semi has been well extended and updated and provides versatile four bedroom family accommodation. One bedroom and a shower room are to be found on the ground floor, whilst the remaining three bedrooms and the family bathroom are upstairs. The remainder of the ground floor provides a sitting room, dining room, family room, fitted kitchen and storeroom.

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

THE OUTSIDE

The house sits in a plot measuring about 188' by 36' (57.5m x 11.11m) overall behind a hedged and walled front garden with ornamental trees. The driveway provides off-street parking for two cars.

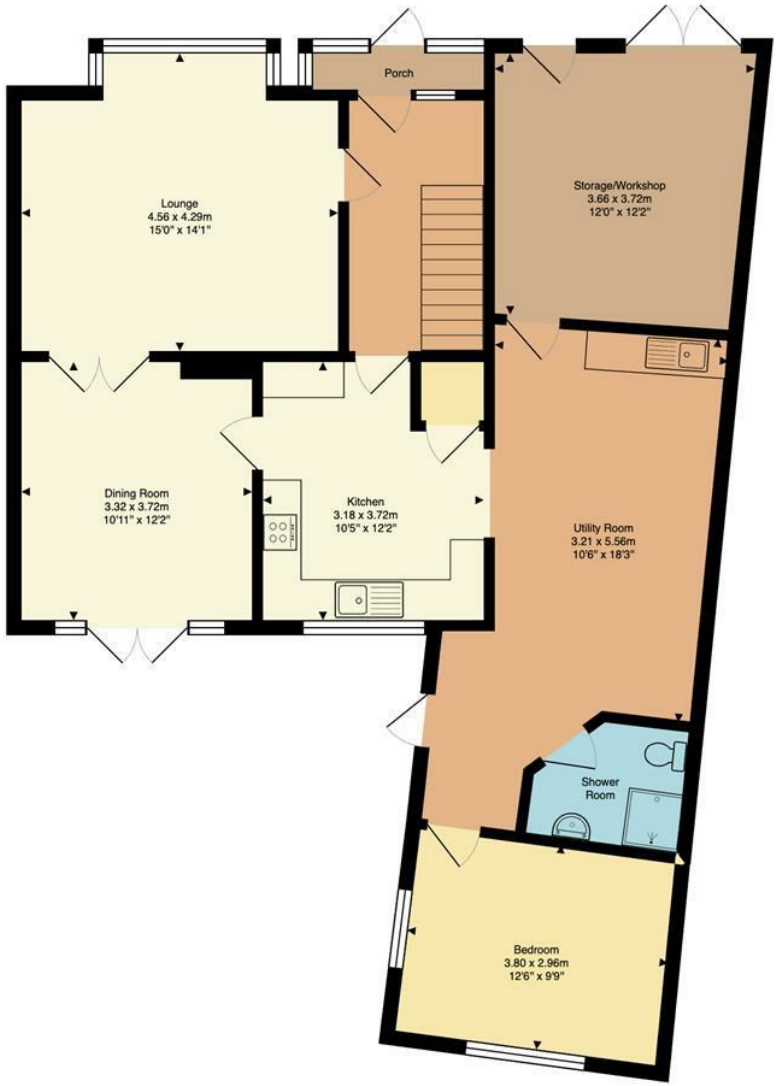
The rear garden is some 135' (41.13m) in length and laid to lawn with a wonderful porcelain patio, herbaceous beds and borders and ornamental shrubs and trees. A shed can be found towards the end of the rear garden.

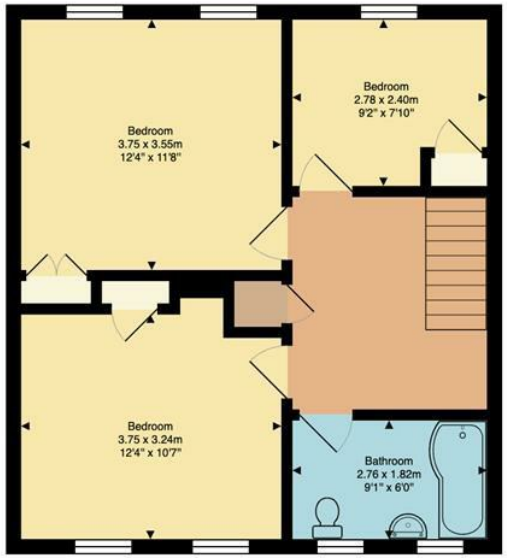
The property does also benefit from solar panels significantly reducing the energy costs for the property.

THE LOCATION

Bowershott is located on the favoured south side of Letchworth Garden City on the edge of the popular Lordship area, just three-quarters of a mile from the town centre and less than a mile from the mainline railway station. The fastest service to London Kings Cross takes just 27 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1(M) is less than a mile 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 and leisure facilities. Letchworth Golf Course,





Bowershott, Letchworth Garden City, SG6 2EU

Approximate Total Area: 155.2 m² ... 1670 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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TOWN & VILLAGE HOMES

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 1,800 Mbps.
MOBILE SIGNAL: Most providers claim up to 5G coverage.

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
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