



22 Mullway • Letchworth Garden City • Hertfordshire • SG6 4BH

£1,600 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



**WELL PRESENTED TOWN COTTAGE
PLEASANT REAR GARDEN
OFF-STREET PARKING FOR TWO CARS**

THE PROPERTY

This very smartly presented town cottage offers an open plan sitting room and dining room and the kitchen is complemented by a utility room. The three bedrooms are served by a modern first floor bathroom.

The house benefits from uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished from the end of January 2025.



THE OUTSIDE

The house is set back behind a concrete forecourt providing off-street parking for two cars.

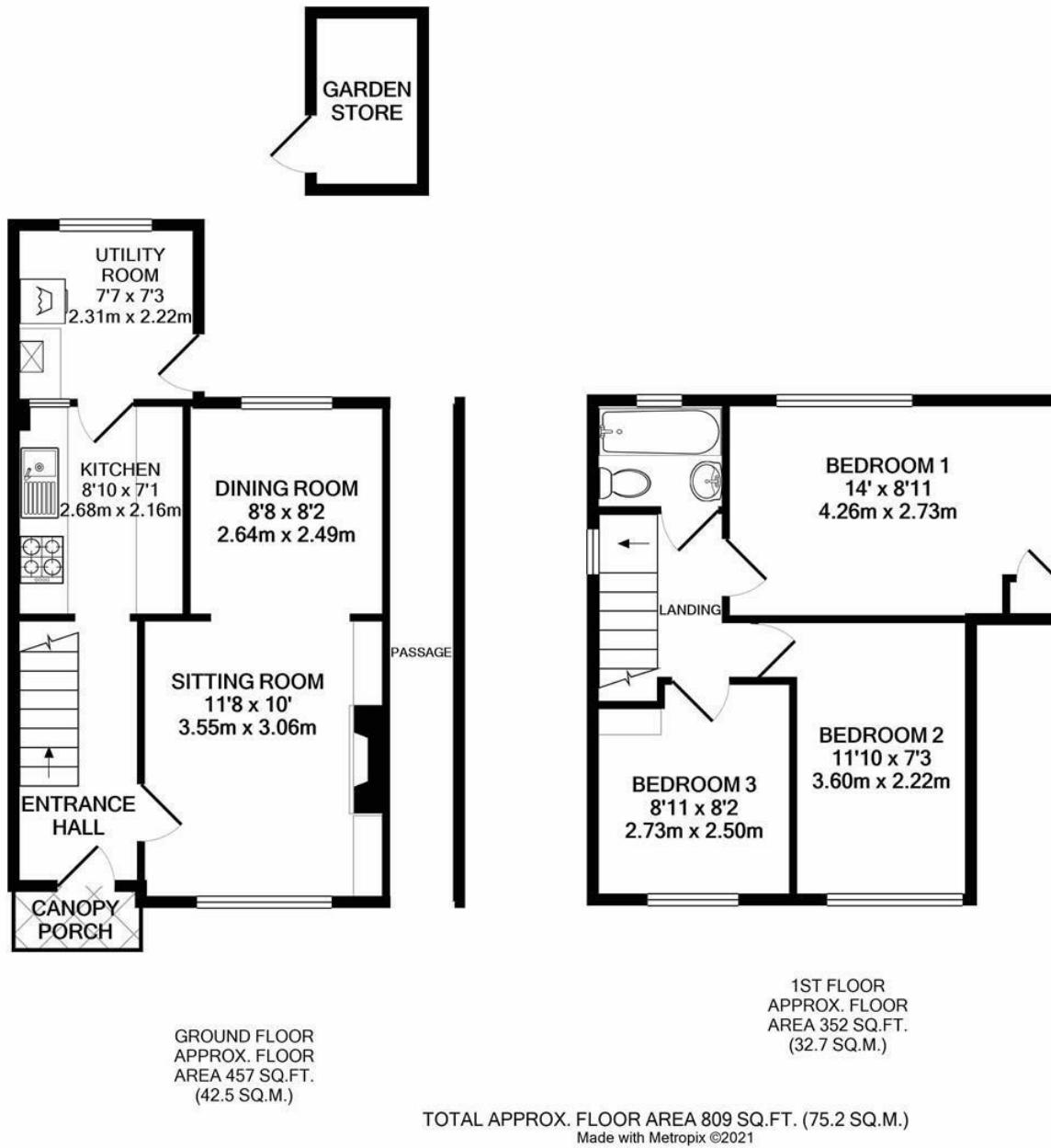
The rear garden is approached via a shared side passage and is some 65' (20m) in length and laid to lawn with concrete patio, brick-built garden store and timber garden shed.



THE LOCATION

Mullway is located on the north west side of the town, just a mile from the town centre and mainline railway station. Letchworth Garden City is on the London King's Cross to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 29 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1(M) is 3.1 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. It provides excellent shops, schools, leisure facilities and green open spaces, the most impressive of which, the 63-acre Norton Common is just three-quarters of a mile away.



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.

BROADBAND: A choice of providers with claimed download speeds of up to 10,000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

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.co.uk