



2 Lowe Drive • Letchworth Garden City • SG6 1FW

£2,000 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



# SPACIOUS MODERN TOWNHOUSE CONVENIENT LOCATION

## THE PROPERTY

A very spacious and modern town house providing versatile accommodation over three floors. The property boasts four good sized bedrooms, a kitchen/breakfast room, lounge and three bathrooms and additional cloakroom downstairs. On the ground floor through the entrance hallway is the very modern kitchen, cloakroom, and access to the integral garage. On the first floor is the neutrally decorated lounge, second bedroom which can be used as a dining room, and a family bathroom. The master bedroom with en-suite sits on the top floor and there are a further two bedrooms perfect for guests or children and there is another bathroom.

Additional include uPVC double-glazed windows throughout, which, together with an efficient gas fired central heating system, contribute to a good energy performance rating.

## THE OUTSIDE

The railed front garden has a small lawn, box hedge and ornamental shrubs.. The brick paved drive provides off-street parking and leads to the integral garage.

The rear garden is some 30' (9.14m) in depth and has been attractively landscaped to include a paved patio, herbaceous border and specimen trees. The garden is well screened by hedges and fences. Gate to side.

There are open green spaces throughout the development.

## THE LOCATION

Conveniently located just to the east of the town centre, Lowe Drive is less than three-quarters of a mile from Letchworth Garden City mainline railway station (about a 10 minute walk). The fastest service to London Kings Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Hillshott Infants and Nursery School is less than half-a-mile and a 7-minute walk away. Junction 9 on the A1 (M) is 1½ miles away by car.

Letchworth Garden city was the world's first example of the concept of intertwining city life with open spaces and succeeds to this day in achieving its aim. This modern development continues to provide attractively landscaped open spaces and is within easy walking distance of other, larger green areas. The town provides excellent schools, shops, open green spaces and leisure facilities.





Lowe Drive, Letchworth Garden City, SG6 1FW

Approximate Total Area: 138.6 m<sup>2</sup> ... 1492 ft<sup>2</sup>

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 - 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 1,000

Mbps.

**LOCAL AUTHORITY** providers claim up to 5G coverage.

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

[www.north-herts.gov.uk](http://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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