



60 Green Lane • Letchworth Garden City • Hertfordshire • SG6 1EG

£2,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



BEAUTIFULLY PRESENTED GARDEN CITY HOME GOOD FAMILY ACCOMMODATION VERSATILE GARDEN STUDIO

THE PROPERTY

This fine example of an authentic Garden City semi detached house dates from 1906 and has been exceptionally well extended, updated and improved, whilst fully retaining its original charm and character. The square-bayed sitting room to the front is complemented by a modern kitchen open plan to the dining room extension. There is a ground floor cloakroom/WC and a detached laundry room. The first floor provides three bedrooms, one with its own en suite shower room, and a family bathroom with both shower and bath. The fourth bedroom is on the top floor.

The house benefits from replacement double-glazed windows, improved insulation and gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

The house is set well back from the road with the front garden laid to lawn and bordered by laurel hedges. The gravel driveway and turning space has sett paving at either end and provides ample off-street parking. Please note that the garage and adjoining workshop are NOT included in the letting.

A walk-way between the house and garage leads via a gate to the rear garden, which is some 95' (28.96m) in length and laid to lawn with brick and paved patio, walled herbaceous borders, fruit trees including apple, fig and mulberry, and soft fruit bushes.

An additional paved patio sits in front of the versatile detached garden studio with en suite shower room/WC. As well as the studio and laundry, there is a timber summerhouse, garden and log store and an aluminium framed greenhouse.

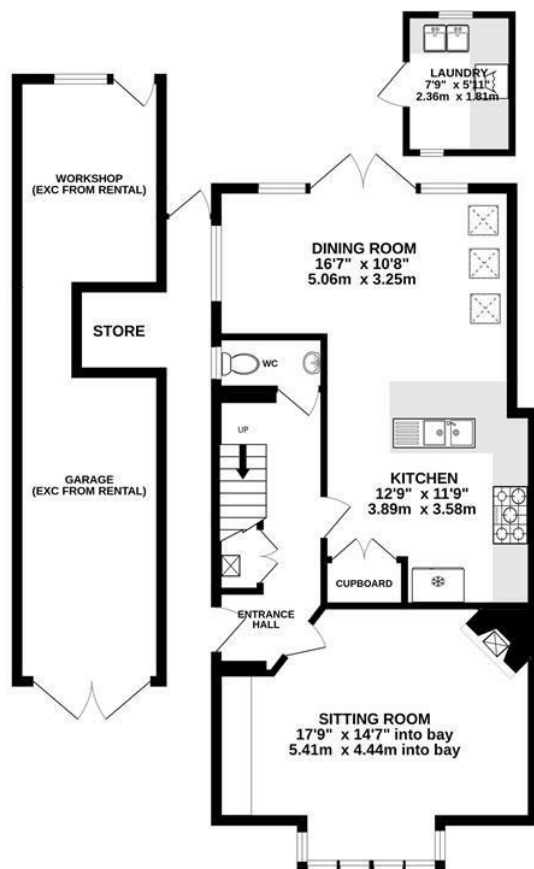
THE LOCATION

Green Lane is a residential road running along the eastern side of Letchworth. No 60 is a mile and a quarter from the town centre and mainline railway station. Sainsbury's, Aldi and Lidl are all within three-quarters of a mile. Letchworth Garden City is on the Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is 2.1 miles away by car and Junction 10 is 2.8 miles.

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 other leisure facilities.



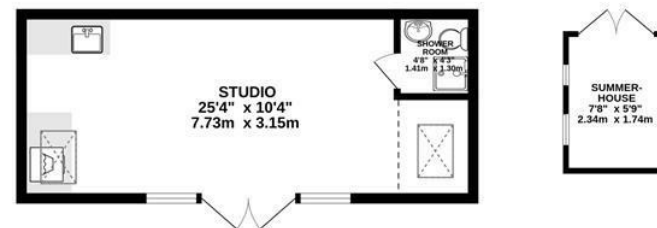
GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



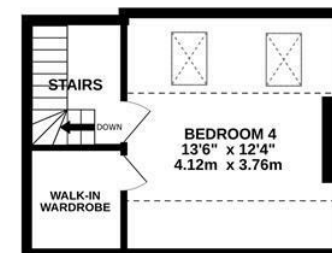
1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



OUTBUILDINGS
306 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1455sq.ft. (135.2 sq.m.) approx.

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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 -

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

01462 685808

www.charterwhyman.couk