



29 Florence Street • Hitchin • Hertfordshire • SG5 1QZ

£2,200 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



SPACIOUS DETACHED HOUSE  
106' REAR GARDEN  
CONVENIENT CENTRAL LOCATION

## THE PROPERTY

This substantial detached three double bed family home is pleasantly situated in the popular market town of Hitchin.

The three good bedrooms are served by a well-appointed bathroom and the two reception rooms are complemented by a modern kitchen. The house is constructed of cavity brickwork under a pitched tiled roof and benefits from uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished.

## THE OUTSIDE

The house sits about 33' (10m) back from the street with the front garden laid to lawn and bordered by a low wall. To the side is a driveway with space to park two vehicles off the street and leading to a longer than average garage.

The rear garden is some 106' (32.3m) in length and boasts a patio area leading to a large area of lawn, ideal for children to play in safely and for relaxing/entertaining.

## THE LOCATION

Florence Street is conveniently located residential road, just half a mile north of the centre of Hitchin yet moments away from town centre and only half a mile from the mainline railway station. Hitchin is on the east coast mainline and the fastest services to London St Pancras take just 31 minutes. Junction 8 on the A1 (M) is only 3.4 miles away.

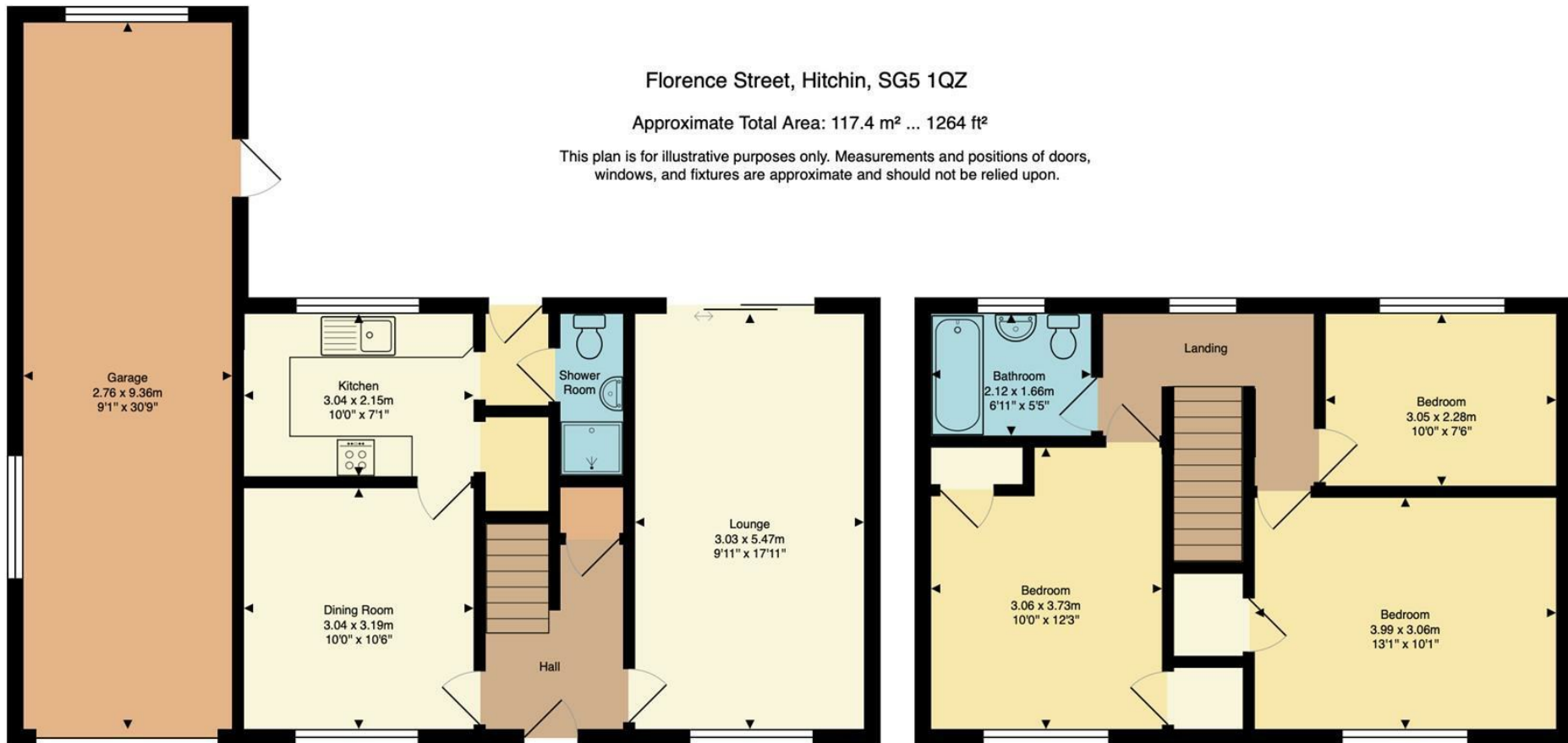
The picturesque market town of Hitchin is rated as one of the best places to live in the UK and provides a wide range of amenities including good shopping, excellent schools, outstanding pubs and restaurants, places of worship and leisure facilities.



Florence Street, Hitchin, SG5 1QZ

Approximate Total Area: 117.4 m<sup>2</sup> ... 1264 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 - E

## SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.

BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim 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](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

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)