



75 Bedford Road • Letchworth Garden City • Hertfordshire • SG6 4DU  
£2,000 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## ATTRACTIVE BAY FRONTED SEMI HIGH QUALITY KITCHEN & STUNNING BATHROOM VERSATILE GARDEN STUDIO

### THE PROPERTY

This attractive bay fronted semi, being offered CHAIN FREE, has been well updated and improved; the kitchen with top quality appliances and, in particular, the stunning bathroom are particularly impressive. In addition to the kitchen, the ground floor includes two semi open-plan reception rooms, conservatory and cloakroom/WC. The first floor provides three double bedrooms and the luxury bathroom, which boasts both shower cubicle and bath.

The house benefits from uPVC double-glazed windows and gas fired central heating; some rooms have underfloor heating.

The property is available for rent unfurnished.

### THE OUTSIDE

The house is set back from the road, screened by a hedge to the front and right-hand side with a herring-bone brick paved forecourt providing off-street parking. The forecourt is edged by herbaceous borders and the brick paving continues as a driveway via double gated to the garage to the rear. The plot measures approximately 128' by 29'2" (39m x 8.9m) overall.

The rear garden is some 73' (22.2m) in length and laid to lawn with paved and walled patio, second paved patio, herbaceous borders, ornamental shrubs and fruit trees.

The timber summerhouse is wired for electricity and ethernet and is ideal for use as an office. There is secure storage in addition to the summerhouse and garage.

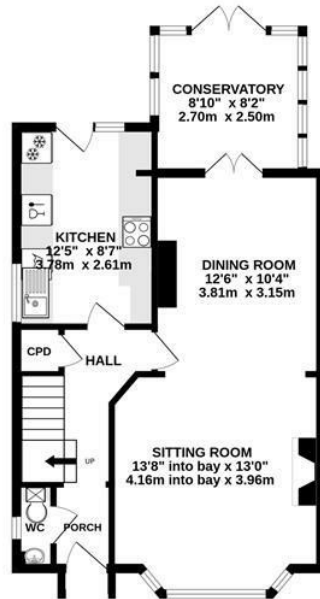
### THE LOCATION

Bedford Road runs north-westwards from the town centre and No 75 is half a mile from the mainline railway station and the town centre. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London Kings Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1(M) is 2.4 miles away by car.

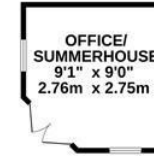
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces with the 63-acre Norton Common being within half a mile.



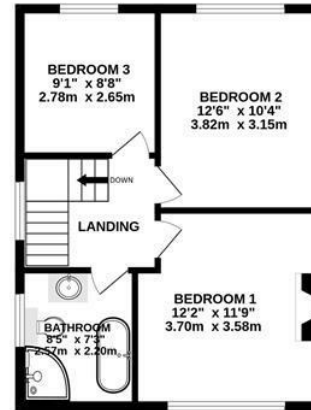
GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



SUMMERHOUSE  
76 sq.ft. (7.1 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE OR THE SUMMERHOUSE

TOTAL FLOOR AREA : 1037sq.ft. (96.3 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 - 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 5G coverage.

## 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)