



170 Howard Drive • Letchworth Garden City • Hertfordshire • SG6 2DE

£1,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## DECEPTIVELY SPACIOUS MODERN TOWN COTTAGE PEACEFUL LOCATION AT HEAD OF A RESIDENTIAL CLOSE POPULAR LOCATION

### THE PROPERTY

This deceptively spacious modern terraced house provides a well-proportioned sitting/dining room and a kitchen on the ground floor. The first floor comprises three bedrooms, all with wardrobes, and a bathroom.

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

The property is available for rent unfurnished.

### THE OUTSIDE

The house fronts on to a pedestrian area at the head of the close with the front garden laid mainly to easy maintenance paving and shingle with ornamental shrubs.

The rear garden is some 34' (10.3m) in length and laid to lawn with paved patio, herbaceous border and ornamental shrubs. A gate to the rear opens to the garage courtyard. Single garage en bloc.

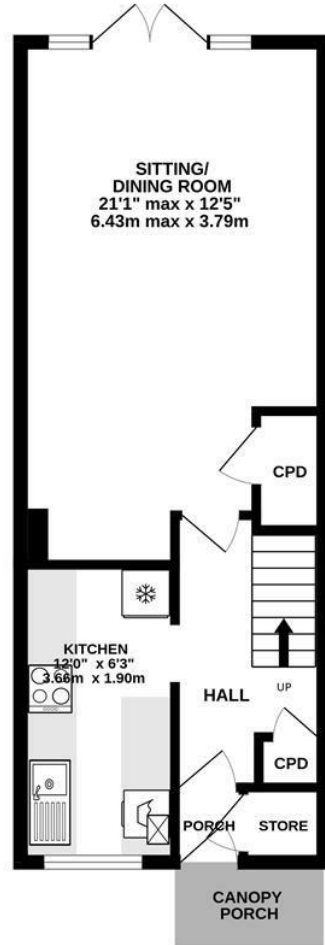
### THE LOCATION

The house is peacefully tucked away at the head of a residential close in the ever popular Lordship area on the southern side of the town, less than a mile and a quarter from the centre and within a mile and a half of the mainline railway station. 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 less than a mile and a quarter 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. The property is very conveniently located for access to the highly regarded Lordship Farm Primary School.



GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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 1,000 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 - 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](http://www.charterwhyman.co.uk)