



6 Ashfield Drive • Letchworth Garden City • SG6 1GP

£1,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



MODERN SEMI DETACHED HOME CONTEMPORARY FINISH WONDERFUL LANDSCAPED GARDEN

THE PROPERTY

Wonderful semi-detached home available for rent in the Madden Gardens development. This three-bedroom home would suit a family or professional couple who would like space and style. It sits on a great plot in the development, offering a quiet and residential setting.

The lounge, kitchen, and cloakroom/WC are all off the entrance hall which is light and opens up into the house nicely. Flooring throughout downstairs is timber, beautifully finished. The neutral décor in the lounge certainly adds another dimension to the room. Upstairs the house is fitted with three large double bedrooms, one of which is en-suite and there is a beautifully equipped family bathroom. This amazing home has been designed with maximising space in mind and combines a homely feel with a modern and very stylish finish.

THE OUTSIDE

The house stands at the beginning of a residential close, set back from the road by a small front garden with a lawned area and driveway. The garage is large enough for a vehicle and still boasts plenty of storage space.

To the rear is a lovely larger than average garden. The landscaped rear garden gives occupiers the opportunity to relax and entertain on those long summer days.

There is side access to the rear garden through the garage.

THE LOCATION

Letchworth is a beautiful, semi-rural location surrounded by stunning green spaces with opportunities to walk and cycle. These areas are protected by Letchworth's Garden City status, ensuring they are enjoyed for generations to come. These new homes are located just 1.3 miles from the town centre; discover the intriguing shops and tempting restaurants.

Madden Gardens in Letchworth - the world's first Garden City, is an award-winning development, designed with input from the town's Heritage Foundation, and is only 28 minutes from the capital by rail yet surrounded by green spaces and farmland. This community-based development which offers green and rural surroundings, within easy reach of the town centre and convenient transport links. There are several great schools close to these new homes.





Ashfield Drive, Letchworth Garden City, SG6 1GP

Approximate Total Area: 101.2 m² ... 1089 ft²

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 - TBC

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.
BROADBAND: A choice of providers with claimed download speeds of up to 1,800 Mbps.
MOBILE SIGNAL: Most providers claim up to 4G coverage.

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

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www.charterwhyman.co.uk