



126 Swift Close • Letchworth Garden City • Hertfordshire • SG6 4LH

£1,400 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



EXTENDED MODERN TWO BED HOME OFF-STREET PARKING

THE PROPERTY

The accommodation of this modern terraced home is much more generous than would appear from outside. The extended sitting/dining room and fitted kitchen are to be found on the ground floor, whilst upstairs are two double bedroom, both with wardrobes/storage, and a well appointed shower room.

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 the parking courtyard with its own allocated parking space. The front garden is laid to lawn with herbaceous border and ornamental shrubs.

The rear garden is some 23' (7.1m) in depth and laid to shingle with a walled and paved patio, herbaceous borders and ornamental shrubs and conifer. Gate to rear.

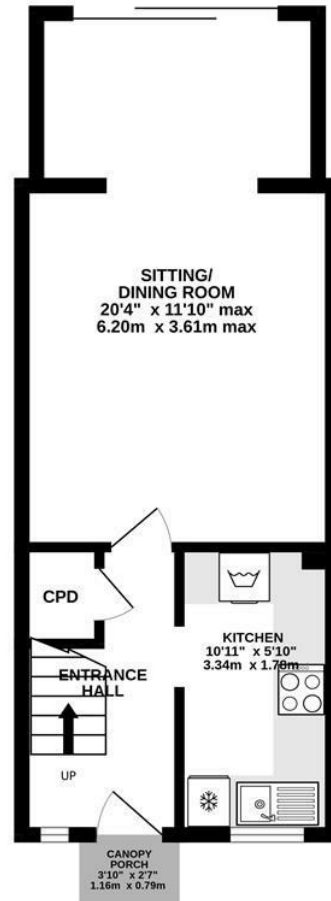
THE LOCATION

Swift Close is located in the northern part of the town, less than a mile from the centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is 2.8 miles away by car.

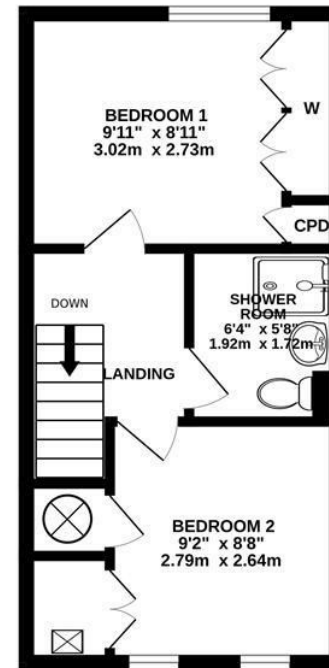
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces, the most notable of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



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.8 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 - C

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, O2 claims 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

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