



8 Cowslip Hill • Letchworth Garden City • Hertfordshire • SG6 4HL

£2,000 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



WELL-PRESENTED SEMI WITH GARAGE
UPVC DOUBLE-GLAZED WINDOWS & GAS CENTRAL HEATING
LONG REAR GARDEN & POPULAR LOCATION

THE PROPERTY

This well presented inter-War bay-fronted semi provides well-proportioned accommodation including two reception rooms, fitted kitchen, three bedrooms and well-appointed bathroom.

Of solid brickwork construction under a tiled roof, the house benefits from uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

The house is screened from the road by a hedge with the front garden laid to an elevated lawn. The gravel driveway provides off-street parking and continued via double gates as a concrete side-way with a minimum width of 7'6" (2.3m) to the detached garage to the rear.

The rear garden is some 78' (23.8m) in length and laid to lawn with a concrete patio, herbaceous beds and borders, ornamental shrubs and hawthorn tree. There is a second crazy paved patio at the rear of the plot and a timber gazebo.

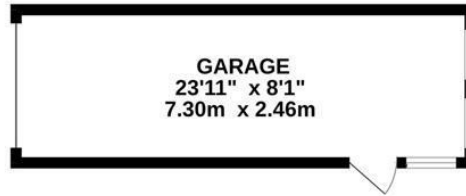
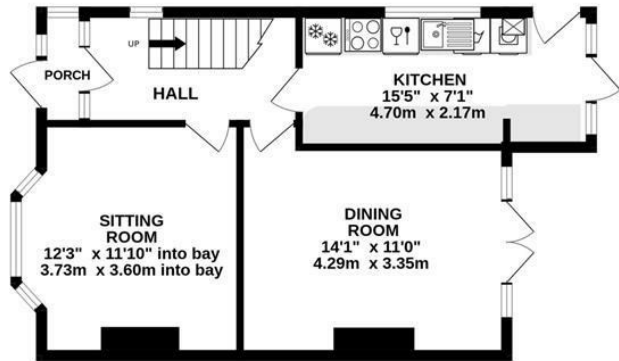
THE LOCATION

Cowslip Hill is a highly regarded residential road and No 8 is just 0.6 of a mile to the north of the town centre and mainline railway station. Letchworth Garden City is on the London Kings Cross to Cambridge mainline and the fastest rail service to London Kings Cross takes just 29 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1 (M) is 2.4 miles away by car.

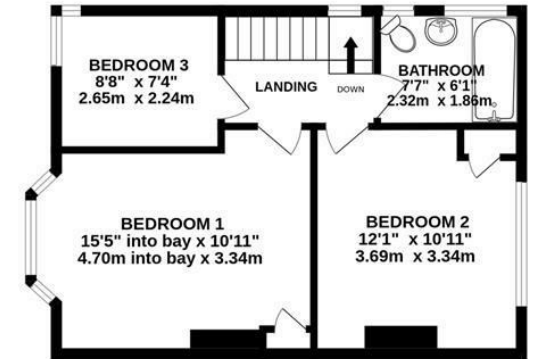
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent schools, shops, leisure facilities and green open spaces, the most notable of which,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



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



THE FLOOR AREA EXCLUDES THE GARAGE
TOTAL FLOOR AREA : 917 sq.ft. (85.2 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 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

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

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01462 685808

www.charterwhyman.co.uk