



• 16 Chalkfield • Letchworth Garden City • SG6 2BA

£1,600 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



A SUPERB TWO BEDROOM HOUSE FINISHED TO AN IMMACULATE STANDARD THROUGHOUT

THE PROPERTY

The house has been considerably upgraded recently including a re-fitted kitchen and bathroom and double-glazed conservatory/dining room. The house has the benefit of a ground floor cloakroom/WC.

The house is finished to an immaculate standard throughout.

The property is available to rent unfurnished.

THE OUTSIDE

The house stands at the head of a residential close behind an open plan front garden.

A gated side access leads to the well screened rear garden which is laid to lawn with herbaceous borders.

A summerhouse is also located in the rear garden. Garage and Driveway

THE LOCATION

Chalkfield is very conveniently located on the east side of Letchworth Garden City, 1¼ miles from the town centre and railway station (a 35 minute walk or an 8 minute drive according to Google). The fastest service to London Kings Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1 (M) is a mile 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 and leisure facilities.





Chalk Field, Letchworth Garden City, SG6 2BA

Approximate Total Area: 83.7 m² ... 900 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 - 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 1,000 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

COUNCIL TAX

Band - C

RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DILAPIDATIONS 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