



116 Bedford Road • Letchworth Garden City • Hertfordshire • SG6 4DZ

£1,500 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Dining Room • Kitchen • Family Room • Sitting Room • Hallway • Cloakroom/WC • Utility Room
Landing • Bedroom 1 • Bedroom 2 • Bedroom 3 • Bathroom
Double Garage

SPACIOUS THREE BEDROOM HOME VERSATILE GROUND FLOOR ACCOMMODATION DOUBLE GARAGE

THE PROPERTY

This smartly presented modern end of terrace home has been very well extended on the ground floor to provide excellent, spacious and versatile family accommodation. Upstairs are three good bedrooms and a well appointed modern bathroom.

The house benefits from uPVC double-glazed windows and doors and gas fired central heating. NB A new EPC is due shortly and the boiler has been replaced with a more efficient model since the existing EPC assessment was carried out.

The property is available to rent unfurnished.

THE OUTSIDE

The house is set back from the road behind a mature hedge and communal green with a fine oak tree. It is approached by a pedestrian pathway. The front garden is separated from the green by a picket fence and laid to brick paving.

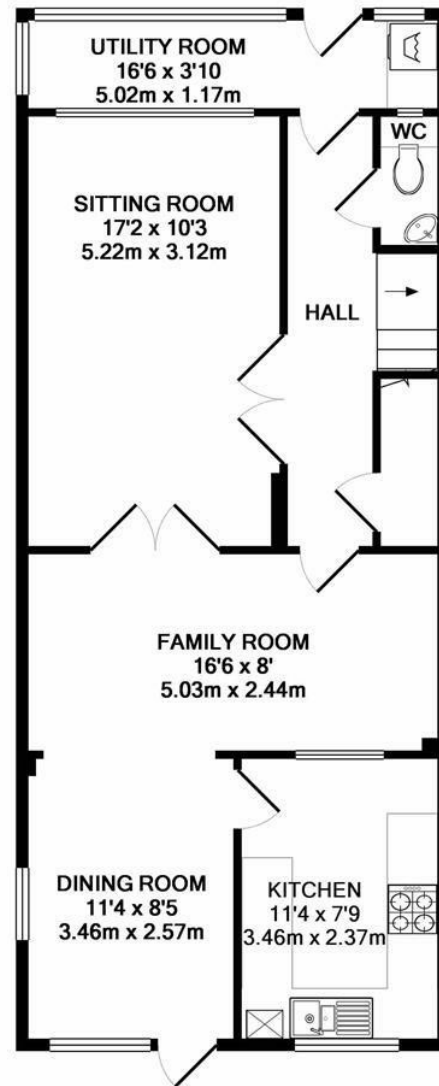
A gate at the side leads to the rear garden, which is some 58' (17.7m) in depth and laid to lawn with paved patio and herbaceous beds/rockeries. The double garage 16'3" x 14'9" (4.95m x 4.5m) with twin up-and-over doors and door and window to the garden is located at the rear of the plot. A gate to the rear leads to the off-street parking spaces in front of the garage, which is approached via Bursland.

THE LOCATION

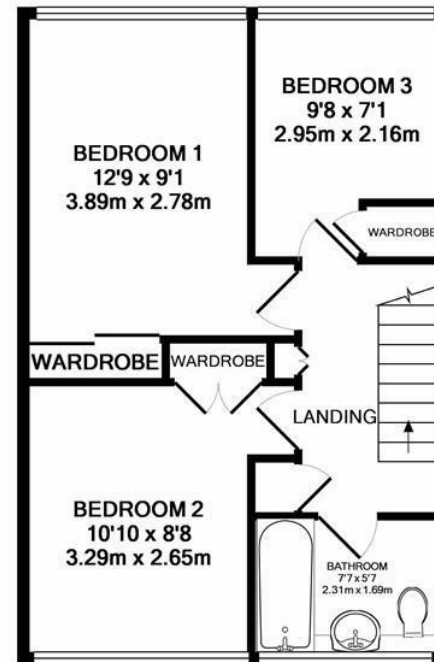
No 116 is located fronting a pedestrianised area off the main Bedford Road, just north of its junction with Bursland. The house is only three-quarters of a mile from the town centre and its mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 28 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is only 2.9 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, open green spaces and leisure facilities.





GROUND FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.3 SQ.M.)
Made with Metropix ©2018

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.

Charter Whyman

TOWN & VILLAGE HOMES



EPC RATING

Band - C

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

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.couk