



6 Woolston Avenue • Letchworth Garden City • SG6 2ED

£2,995 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



EXECUTIVE DETACHED FAMILY HOME VERSATILE ACCOMODATION EXCELLENT LOCATION

THE PROPERTY

This beautifully presented modern detached family home provides very spacious and versatile accommodation. This includes well-proportioned sitting room and a quite outstanding double-glazed conservatory. A fitted kitchen/breakfast room, utility room, cloakroom/WC and study complete the ground floor. Upstairs are three double bedrooms and two bathrooms, one of which is en suite to the master bedroom. There are two further single bedrooms upstairs.

The house benefits from gas fired central heating and uPVC double-glazed windows and doors.

The property is available to rent unfurnished.double click and type your text in here

THE OUTSIDE

The property stands behind a brick paved forecourt providing excellent off-street parking for up to four vehicles. This leads on to the double garage measuring 17' 2" x 17'0" (5.23m x 5.19m)

Gates from the drive and to the right of the front of the house lead to the well-screened rear and side gardens which are laid to an extensive lawn with paved patio, well-stocked shrub border and ornamental trees

THE LOCATION

Oaktree Close is conveniently and pleasantly located on the favoured south side of Letchworth Garden City. It is just three-quarters of a mile from the town centre and less than a mile from the mainline railway station. There are regular services to London Kings Cross throughout the day, the fastest of which take only 27 minutes; Cambridge is 28 minutes away in the opposite direction. Junction 9 on the A1 (M) is just 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 and the town provides excellent schools, shops, open spaces and leisure facilities.





Woolston Avenue, Letchworth Garden City, SG6 2ED

Approximate Total Area: 184.3 m² ... 1984 ft² (excluding garage)

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 - 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 1,800

Mbps.

MOBILE SIGNAL: 4G, most providers claim 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 - G

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