



5 Franklin Place • Fairfield • Central Beds • SG5 4GT

£2,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



# EXCELLENT MODERN DETACHED FAMILY HOUSE WELL-PROPORTIONED ACCOMMODATION GOOD LOCATION IN POPULAR DEVELOPMENT

## THE PROPERTY

This substantial modern detached home provides well-proportioned accommodation with sitting room, dining room, family room, kitchen, utility room, study and cloakroom/WC on the ground floor. There are four double bedrooms on the first floor, the master having its own en suite shower room and a family bathroom serving the other three.

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

The property is available for rent unfurnished.

## THE OUTSIDE

The house has an impressive presence and sits behind a wrought iron fence. A paved driveway, with parking for up to 4 vehicles, can be found to the side of the house leading to a larger than average, double width, double garage. The property also benefits from a tethered electric car charger.

A gate on the side leads to the rear garden, which has an outstanding veranda, paved patio, raised herbaceous borders and a variety of fruit trees. A purpose built garden studio can also be found in the garden.

## THE LOCATION

The house is conveniently located in the Fairfield development on the Bedfordshire/Hertfordshire border. It is within a mile of the Letchworth town centre, which provides good local facilities including shops, schools, pubs, eateries and other amenities. A wider range of facilities are available in the nearby towns of Letchworth Garden City, Hitchin, Baldock and Biggleswade, all of which are within 6 miles.

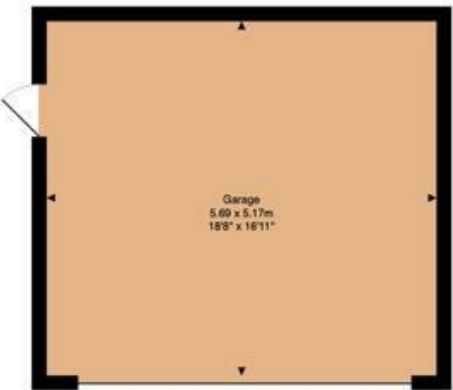
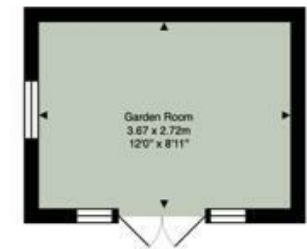
All the above towns offer mainline railway stations, but the closest is at Arlesey, less than 2 miles away. Regular services run throughout the day to London St Pancras, most scheduled to take just 39 minutes. Stotfold lies just off the A507, running east to west and linking the A1(M) and the M1.



Franklin Place, Fairfield, SG5 4GT

Approximate Total Area: 191.7 m<sup>2</sup> ... 2064 ft<sup>2</sup> (excluding covered patio area, garage, garden room)

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 5G

## LOCAL AUTHORITY

Central Bedfordshire Council

Priory House, Monks Walk

Chicksands

Shefford

Bedfordshire SG17 5TQ

Tel: 0300 300 8301

[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## COUNCIL TAX

Band - G

## 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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[www.charterwhyman.couk](http://www.charterwhyman.couk)