



3 Pear Tree Dell • Letchworth Garden City • Hertfordshire • SG6 2SW

£1,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## THE ACCOMMODATION

Entrance Porch • Reception Hall • Shower Room • Family Room • Kitchen/Breakfast Room • Living Room • Garage  
Landing • Bedroom 1 • Bedroom 2 • Bedroom 3 • Family Bathroom

## VERSATILE MODERN FAMILY HOME POPULAR LOCATION IN THE LORDSHIP AREA

### THE PROPERTY

This modern detached house, originally built in around 1980, has been extended on the ground floor to provide spacious and versatile family accommodation with a fine living room having been added across the rear. It also benefits from a shower room on the ground floor in addition to the family bathroom upstairs.

The windows are uPVC double-glazed units throughout and the gas fired condensing combination boiler supplying central heating and hot water is located in the garage.

The property is available to rent unfurnished.

### THE OUTSIDE

The house stands in a plot measuring about 104' by 24'7" (31.73m x 7.5m) overall. The front garden is laid to lawn with ornamental shrubs, conifers and trees. The brick paved driveway provides off-street parking and leads to the attached garage.

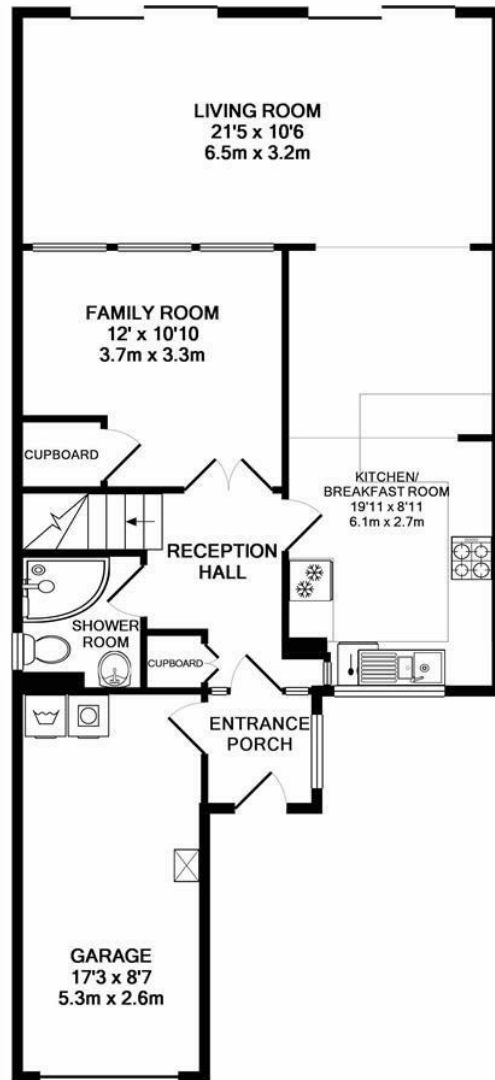
The rear garden is some 38' (11.5m) in length and laid to an artificial turf lawn with paved patio and ornamental tree and conifer.

### THE LOCATION

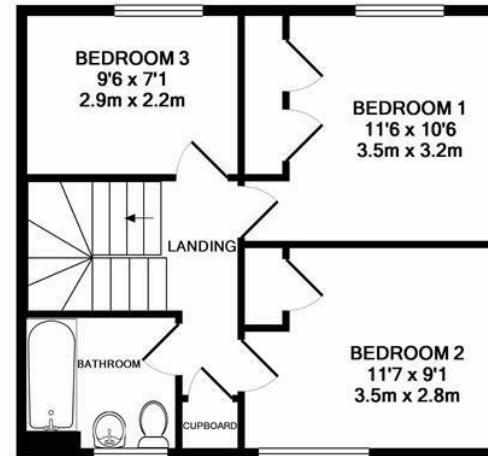
Pear Tree Dell is pleasantly located in the sought-after Lordship area to the south east of the town centre. It is a mile and a half from the main shopping centre and a mile and three-quarters from Letchworth Garden City mainline railway station. The fastest service to London Kings Cross takes just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1(M) is just over 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 and the town provides excellent schools, shops and leisure facilities. The highly regarded Lordship Farm School is less than half-a-mile away.





GROUND FLOOR  
APPROX. FLOOR  
AREA 818 SQ.FT.  
(76.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)  
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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.



## EPC RATING

Band - D

## 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - E

## 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](http://www.charterwhyman.co.uk)