



54 North Avenue • Letchworth Garden City • Hertfordshire • SG6 1DJ

£1,700 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Entrance Hall • Living Room • Kitchen/Breakfast Room • Bedroom 1 • Bedroom 2 • Bedroom 3 • Bathroom

TRADITIONAL DETACHED GARDEN CITY BUNGALOW VERSATILE ACCOMMODATION

THE PROPERTY

This traditional detached Garden City bungalow provides versatile three bedroom accommodation and has been updated to include modern kitchen and bathroom, uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

The bungalow is screened from the road by a mature hedge with the block paved driveway providing excellent off-street parking.

The rear garden is some 107' (32.32m) in length and laid principally to lawn.

THE LOCATION

North Avenue is conveniently located to the north-east of the town centre and No 54 is just a mile from the main shopping centre and less than a mile and a quarter from Letchworth Garden City mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with the fastest service to London Kings Cross taking just 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is 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. The town provides excellent schools, shops and leisure facilities. Norton Primary School is less than half a mile away and the splendid 63 acre Norton Common is scarcely further away.



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.

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 - D



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