



48 Howard Drive • Letchworth Garden City • Hertfordshire • SG6 2BT

£1,500 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



SPACIOUS MODERN SEMI PLEASANT GARDEN WITH GARAGE POPULAR LOCATION

THE PROPERTY

This spacious modern semi enjoys a popular location and provides a large L-shaped reception room with sitting and dining areas and a kitchen on the ground floor. The first floor comprises three good bedrooms and a well appointed bathroom.

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

The property is available for rent unfurnished.

THE OUTSIDE

The house stands on a good corner plot with the front and side gardens laid to lawn with herbaceous borders and ornamental shrubs and trees. A concrete drive on the return frontage to Howards Wood leads to the detached garage located at the rear of the plot.

The well screened split-level west facing rear garden is some 61' (21.1m) in length and laid to lawns with herbaceous borders and ornamental shrubs and trees. Double gates to Howards Wood. Timber garden shed.

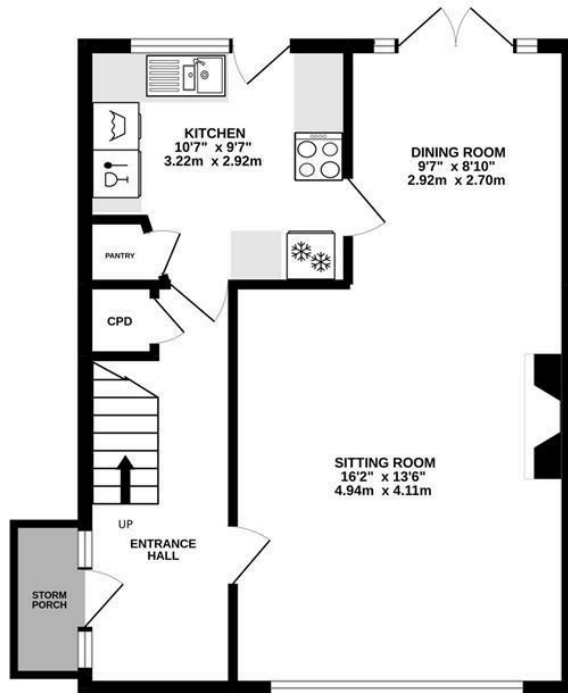
THE LOCATION

Howards Drive is on the town side of the popular Lordship area on the south side of Letchworth Garden City. No 48 is just a mile from the town centre and within a mile and a quarter of the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with regular services running throughout the day. The fastest service to London Kings Cross takes just 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is less than a mile away by car.

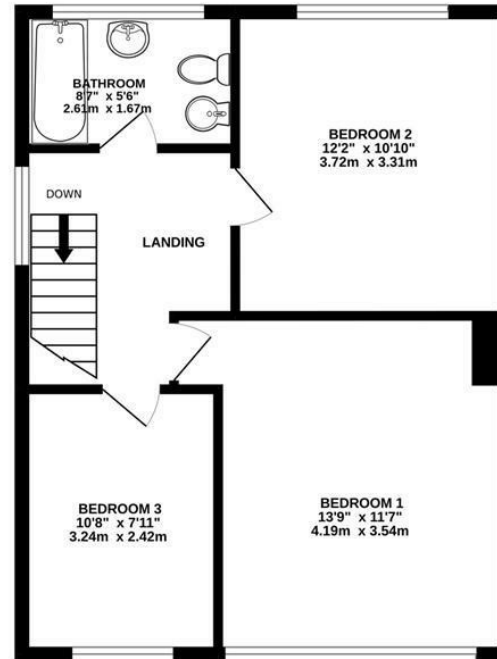
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent shops, leisure facilities, green open spaces and schools. The highly regarded Lordship Farm Primary School is within half a mile.



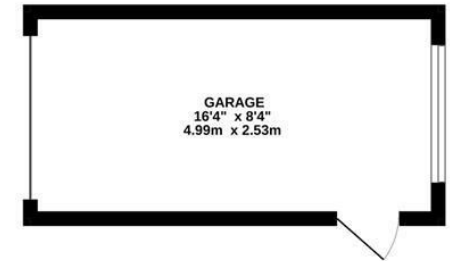
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



GARAGE
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 991sq.ft. (92.1 sq.m.) approx.
Made with Metropix ©2022

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 - E

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.co.uk