



# Leysbrook

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## Common View, Letchworth Garden City, Hertfordshire, SG6

**£1,900 pcm**

- Available mid February
- THREE bedroom DETACHED family home
- Three DOUBLE bedrooms
- 17 ft dual aspect living room with feature fireplace
- 17 ft Kitchen with door to rear garden
- Downstairs Cloakroom
- Enclosed rear garden - mainly laid to lawn
- Driveway providing OFF ROAD parking for three cars
- Just under a MILE (15 minute walk) to Letchworth STATION and Town Centre





A good size FAMILY home | Approx 1,375 sq.ft | THREE DOUBLE bedrooms | Modern fitted KITCHEN | TWO reception rooms | Downstairs cloakroom | Three piece bathroom suite | Large front garden | Enclosed rear garden | OFF ROAD PARKING | Under a MILE walk to LETCHWORTH MAINLINE STATION | Close to several GOOD Ofsted rated primary schools and much sought after secondary schools |

This super FAMILY home is situated on a large plot in Common View, with a great size interior of approaching 1,400 Sq. Ft. A property which ticks so many boxes; within a few hundred yards of Norton Common which is great for children and dog walkers. The area is peaceful with no real traffic noise and yet it sits close to the mainline station to London and the A1(M) for those commuting by road.

Inside there a THREE good size DOUBLE bedrooms, a dual aspect living room, downstairs cloakroom and a family bathroom. Outside a large plot provides great gardens to the front and rear and ample OFF ROAD PARKING.

#### | ADDITIONAL INFORMATION

Unfurnished

Available mid February

Pets considered

Deposit - £2,192.00

Council Tax Band - E

EPC Rating - E

Gas Central Heating

#### | GROUND FLOOR

Living Room: Approx 17' 8" x 13' 8" (5.38m x 4.17m)

Kitchen: Approx 17' 1" x 15' 4" (5.21m x 4.67m)

Dining Room: Approx 13' 5" x 10' 4" (4.09m x 3.15m)

Downstairs Cloakroom: Approx 5' 9" x 4' 5" (1.75m x 1.35m)

#### | FIRST FLOOR

Bedroom One: Approx 15' 4" x 10' 1" (4.67m x 3.07m)

Bathroom Two: Approx 13' 10" x 10' 7" (4.22m x 3.23m)

Bedroom Three: Approx 15' 3" x 7' 3" (4.65m x 2.21m)

Bathroom: Approx 6' 9" x 6' 2" (2.06m x 1.88m)

#### | OUTSIDE

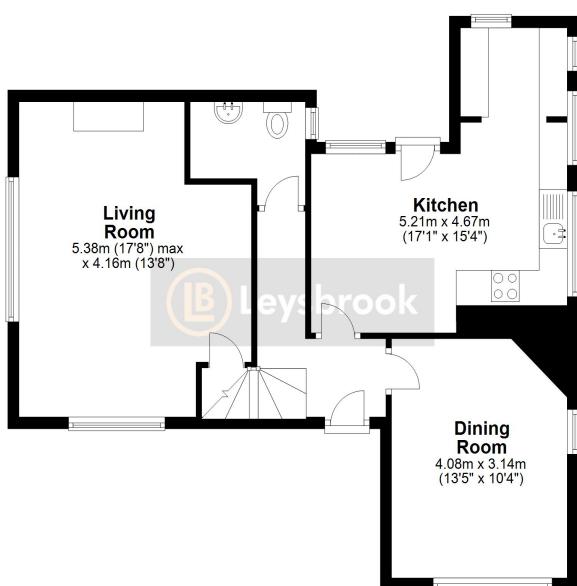
Driveway providing OFF ROAD PARKING for at least three cars

Enclosed rear garden with gated access to the front

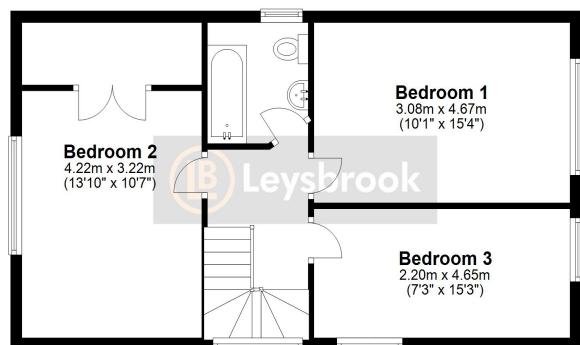
| Do you need MORE SPACE | SCHOOLS important? | GREAT SIZE FAMILY home - Approx 1,375 sq.ft | QUIET SOUGHT AFTER area | LESS THAN a MILE to Letchworth STATION | OFF ROAD PARKING | Take a look inside.....



**Ground Floor**  
Approx. 73.6 sq. metres (792.2 sq. feet)



**First Floor**  
Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 127.8 sq. metres (1375.9 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.

