

Devonshire Business Centre
Works Road
Letchworth Garden City
SG6 1GJ



Tel: 01462 419329
info@leysbrook.co.uk | www.leysbrook.co.uk



**Swanstand, Letchworth Garden City,
Hertfordshire, SG6**

£1,700 pcm

- Available NOW - unfurnished
- Two double bedrooms and a good size single
- Large open plan living space
- Modern fitted kitchen with appliances
- Downstairs toilet - ideal for busy young families
- Modern fitted shower room
- Driveway providing off road parking for two cars
- Enclosed rear garden with gated access to the rear
- Close to a number of Good Ofsted rated schools
- Less than two miles walk to Letchworth TOWN CENTRE and MAINLINE STATION





Available NOW | Looking for a FAMILY HOME? | SCHOOLS important? | THREE Bedrooms | Large open plan living space | Modern fitted kitchen with appliances| MODERN shower room| Driveway providing off road parking | Just under two miles to Letchworth train station

Inside, this great size FAMILY home has a large open plan living space, a modern fitted kitchen with appliances, a separate reception room and there is also a downstairs cloakroom, upstairs there are two double bedrooms and a good size single which are served by a modern shower room. Situated in a much sought after area, close to superb transport links to LONDON and North, the town centre and several highly regarded schools.

Just under 2 miles to Letchworth MAINLINE STATION and the town centre and offering spacious accommodation this property really does tick a lot of boxes and must be seen to be fully appreciated.

View ASAP and secure this lovely home before someone else does!

| ADDITIONAL INFORMATION

Available end of August

Deposit £1,961.00

Council Tax Band - C

EPC Rating - D

| GROUND FLOOR

Open Plan living: Approx 29' 10" x 15' 8" (9.09m x 4.78m)

Reception Rom: Approx 9' 7" x 6' 4" (2.92m x 1.93m)

Downstairs Cloakroom: Approx 2' 6" x 5' 3" (0.76m x 1.60m)

| FIRST FLOOR

Bedroom One: Approx 15' 9" x 8' 7" (4.80m x 2.62m)

Bedroom Two: Approx 13' 8" x 7' 9" (4.17m x 2.36m)

Bedroom Three: Approx 10' 10" x 6' 9" (3.30m x 2.06m)

Shower room: Approx 7' 3" x 5' 3" (2.21m x 1.60m)

| OUTSIDE

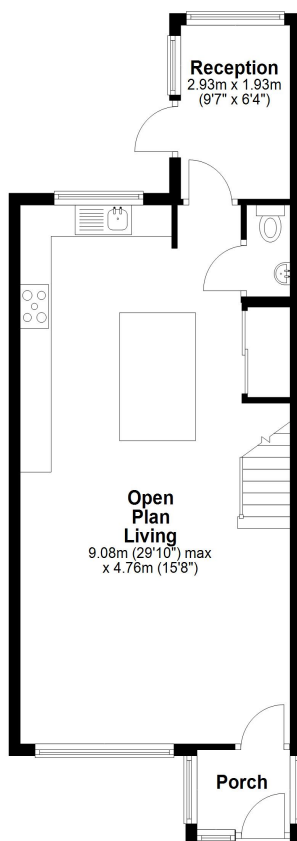
Driveway providing off road parking for two cars

Enclosed rear garden mainly laid to lawn with gated access to the back



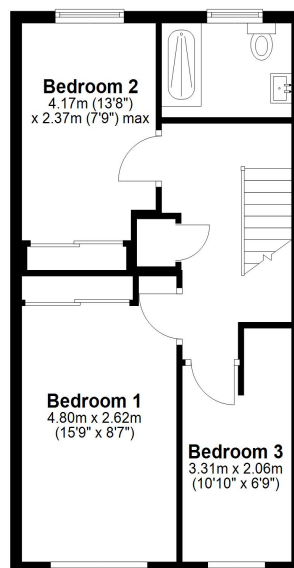
Ground Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 97.2 sq. metres (1046.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	