



Hillbrow, Letchworth Garden City, Hertfordshire, SG6

£1,900 pcm

- AVAILABLE NOW on an unfurnished basis
- Three bedroom family home
- Freshly decorated throughout and new carpets upstairs
- Two reception rooms
- Modern kitchen / diner with built in appliances and large fridge freezer
- Modern bathroom suite with electric shower over the bath
- Downstairs cloakroom with washing machine
- Driveway providing off road parking
- Good size rear garden with summer house, gated access to the front and rear
- Under a mile to Letchworth MAINLINE train station and Town (7 minute walk)





Available NOW | Looking for a FAMILY HOME? | SCHOOLS important? | NEED close access to a STATION? | THREE Bedrooms | Good size living room | Large modern fitted kitchen / Diner | MODERN bathroom suite | Front & Rear gardens | Driveway to the rear

Inside, this generously sized family home has been freshly decorated throughout and benefits from new carpets upstairs. It offers a spacious living room and a second reception room. The large, modern fitted kitchen/diner comes complete with appliances and features French doors opening onto the rear garden. There is also a convenient downstairs cloakroom.

Upstairs, there are two double bedrooms and a well-proportioned third bedroom, all served by a modern three-piece bathroom suite.

The property sits on a good-sized corner plot in a highly sought-after area, close to excellent transport links to London and the North, the town centre, and several highly regarded schools. The rear garden also benefits from a garden cabin that has been insulated and has power, providing a versatile space ideal for a home office, gym, or relaxing retreat.

Give the Leysbrook team a call today to book your viewing.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

Deposit: £2,192

| GROUND FLOOR

Living Room: Approx 15' 0" x 11' 10" (4.57m x 3.61m)

Second Reception Room: 11' 7" x 9' 9" (3.53m x 2.97m)

Kitchen / Diner: Approx 20' 0" MAX x 17' 5" MAX (6.10m x 5.31m)

Downstairs Toilet: Approx 8' 6" x 3' 8" (2.59m x 1.12m)

| FIRST FLOOR

Bedroom One: Approx 14' 10" x 8' 9" (4.52m x 2.67m)

Bedroom Two: Approx 11' 6" x 9' 9" (3.51m x 2.97m)

Bedroom Three: Approx 10' 6" x 6' 9" (3.20m x 2.06m)

Bathroom: Approx 7' 4" x 4' 4" (2.24m x 1.32m)

| OUTSIDE

Garden Cabin: Approx 11' 10" x 8' 7" (3.61m x 2.62m)

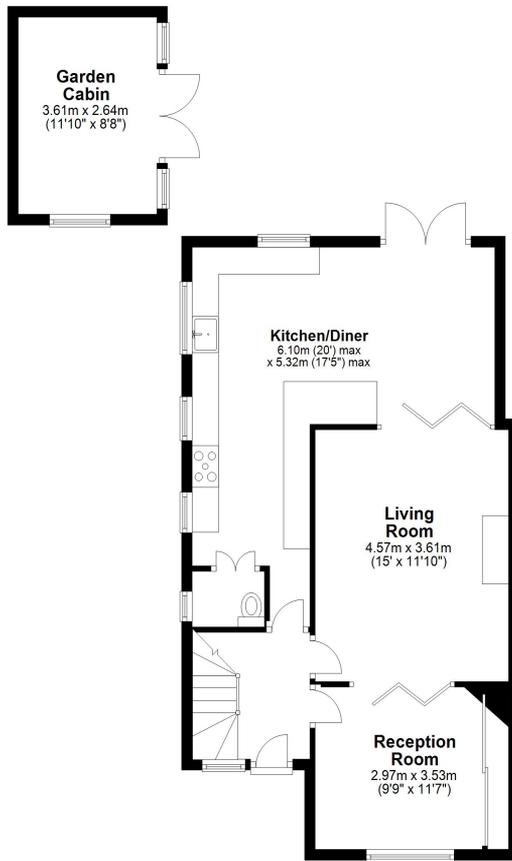
Off road parking to the rear

Enclosed rear garden with gated access to the front



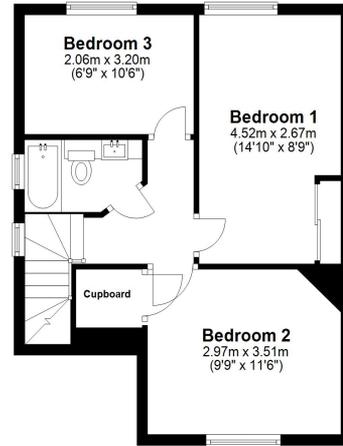
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.8 sq. feet)



Total area: approx. 88.0 sq. metres (946.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	