

Devonshire Business Centre
Works Road
Letchworth Garden City
SG6 1GJ

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



**Caslon Way, Letchworth Garden City,
Hertfordshire, SG6**

£1,500 pcm

- Available NOW - unfurnished
- THREE bedroom FAMILY home - Two DOUBLE Bedrooms
- Large kitchen diner with door to rear garden
- 17ft dual aspect Living room
- Two double bedrooms and a third single
- Freshly decorated throughout and new carpets
- Driveway providing off road parking for two cars
- Within a mile of 3 Good rated Primary schools and under a mile and a half of 2 Senior Schools
- Just under a MILE and a half to Letchworth STATION and Town Centre





THREE bedroom mid terrace home | Two DOUBLE bedrooms | 17ft Living room | Large fitted kitchen / diner | Bathroom with separate toilet | Within a MILE of THREE Good Ofsted rated primary SCHOOLS and under MILE and a HALF of TWO Secondary SCHOOLS | Just under A MILE (27 minute) walk to the town centre and Letchworth MAINLINE STATION | Great road links for those commuting North or South - A1(M) just round the corner - less than two miles |

Located on the popular Grange Estate in Letchworth, this great size three bedroom FAMILY size home sits on a large plot with a good size garden. Great for families looking for SCHOOLS and for those commuting with road and rail links on your doorstep.

This property offers a great opportunity for someone looking for a nice size family home with a good size reception room, Large kitchen / diner, three bedrooms and a fitted bathroom and separate toilet.

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

| ADDITIONAL INFORMATION

Available NOW

Deposit: £1,730

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 17' 10" x 10' 8" MAX (5.44m x 3.25m)

Kitchen: Approx 16' 9" x 13' 6" (5.11m x 4.11m)

| FIRST FLOOR

Bedroom One: Approx 12' 2" x 10' 2" (3.71m x 3.10m)

Bedroom Two: Approx 11' 9" x 9' 0" (3.58m x 2.74m)

Bedroom Three: Approx 8' 7" x 7' 9" (2.62m x 2.36m)

Bathroom: Approx 5' 4" x 5' 4" (1.63m x 1.63m)

Separate Toilet: Approx 5' 2" x 2' 5" (1.57m x 0.74m)

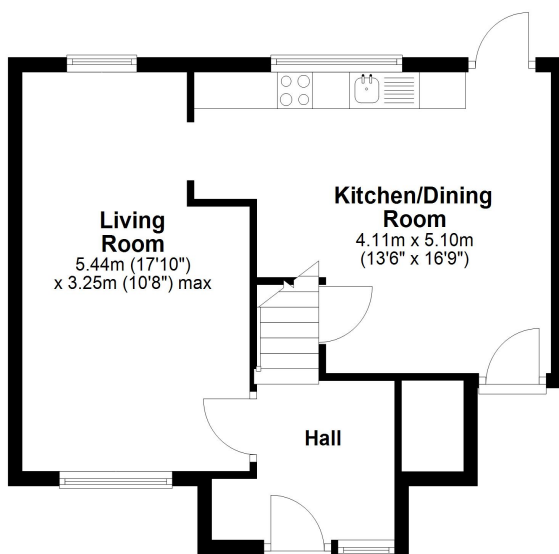
| OUTSIDE

Driveway providing off road parking



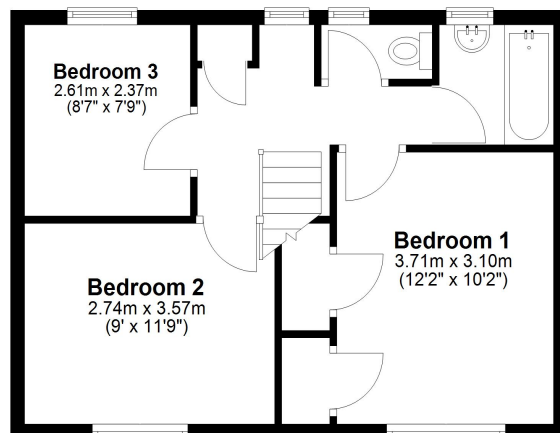
Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 83.0 sq. metres (893.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	