



50, Denby

Letchworth Garden City,
Hertfordshire, SG6 2LG

£1,900 pcm

country
properties

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks 1 month's rent (less holding deposit) and a damages deposit equivalent to 5 weeks agreed rent is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

Extremely spacious and well presented four bedroom end terrace family home. The property benefits from a large kitchen/dining room with appliances overlooking the rear garden and good size lounge. Handy utility room and downstairs WC. Upstairs are 4 good size neutral bedrooms and a well appointed family bathroom. The house is situated within walking distance to local shops and schooling. Gas centrally heated and double glazed throughout. Pets and smokers not allowed in this instance. Unfurnished and available March. Contact us today to book your viewing.

Ground Floor

Entrance porch

Upvc part glazed entrance door with matching side panels to front and windows to side. Spotlights. Further wooden part glazed door opening to:

Hallway

Large area with stairs to first floor and doors to other ground floor rooms. Large storage cupboard with shelving. Radiator. Open access to:

Lounge

16' 8" x 12' 1" (5.08m x 3.68m)

Large window to front. Feature fireplace with flame effect gas fire. Radiator.

Various TV & telephone connections.

Kitchen/Diner

14' 4" x 10' 6" (4.37m x 3.20m)

Large window to rear overlooking the garden and further window to side. Fitted units to base and eye level with contrasting roll top work surfaces incorporating a stainless steel sink unit. Built in electric oven and 5 ring gas hob with extractor fan over. Integrated fridge freezer and dishwasher. Ceramic tiling to splash back areas and flooring.

WC

White suite comprising low level WC and wall mounted basin. Radiator. Window to rear.

Utility Room

16' 6" x 5' 2" (5.03m x 1.57m)

Window and part glazed wooden door to side. Washing machine and tumble dryer. Radiator. Tiled floor.



First Floor

Landing

Spacious area with access to loft space. Large storage cupboard. Doors to:

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)
Window to front. Radiator

Bedroom Two

11' 9" (3.58m) x 8' 9" widening to 11' 1"
(2.67m, 3.38m)
Window to front. Radiator.

Bedroom Three

11' 9" x 7' 1" (3.58m x 2.16m)
Window to side. Radiator.

Bedroom Four

8' 7" x 7' 7" (2.62m x 2.31m)
Window to rear. Radiator.

Bathroom

White three piece suite comprising low level WC, pedestal wash hand basin and 'P' shaped bath with mixer tap and shower above. Ceramic tiling to walls and flooring. Chrome ladder style radiator. Spotlights. Frosted window to rear.

Outside

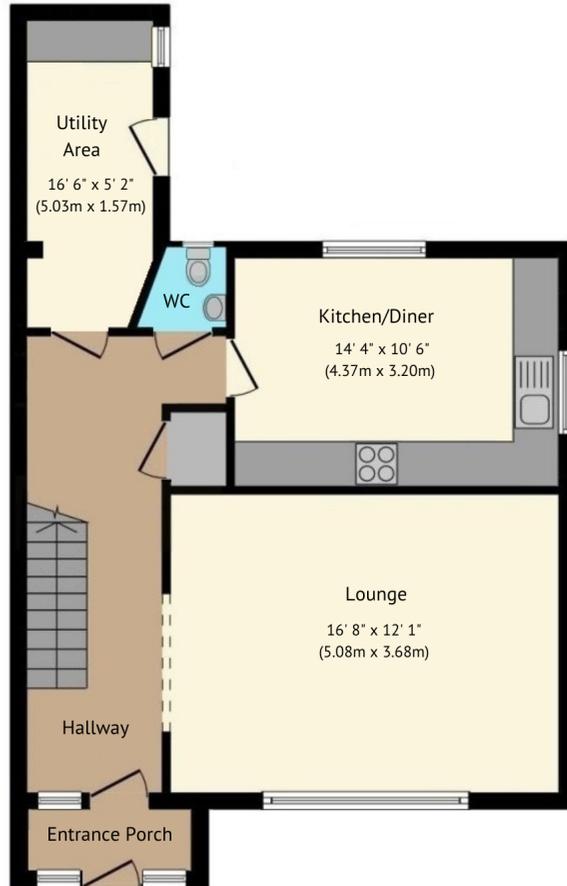
Front Garden

Laid to lawn with pathway and steps to entrance porch.

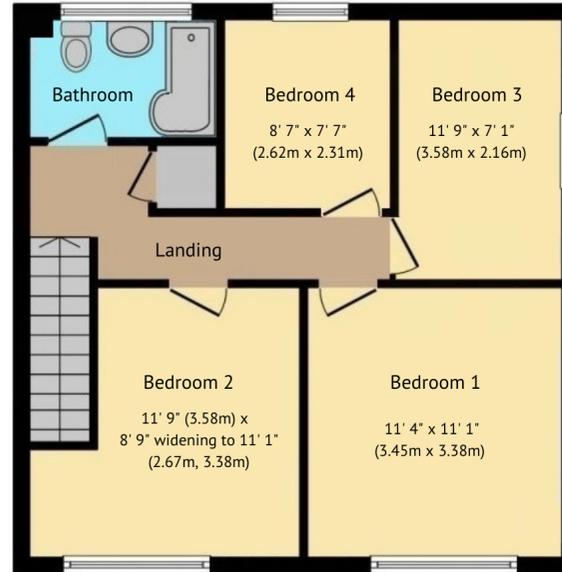
Rear Garden

Enclosed by fencing on all sides and with double gates to rear. Grassed area with a small paved patio and pathway leading to the front.





Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties