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**Tabbs Close, Letchworth Garden City,  
Hertfordshire, SG6**

**£950 pcm Freehold**

- ONE bedroom House
- Spacious accommodation over two floors
- Large dual aspect DOUBLE bedroom
- Three piece bathroom suite
- 11ft x 10ft Living room with laminate flooring
- Fitted kitchen with built in oven & two ring gas hob
- Gas central heating & uPVC double glazing
- Enclosed gated garden
- Off road parking
- Just under a MILE walk to Letchworth STATION and town centre







Available start of June | SPACIOUS accommodation | ONE bedroom home | Approx 415 sq ft | DOUBLE Bedroom | GOOD SIZE Living Room | Fitted kitchen with built in oven and gas hob | Three piece bathroom suite | Just under a mile from Letchworth MAINLINE Station and town centre | Very good road links - close to A1(M) |

A good-sized neutrally decorated living space dominates the ground floor with plenty of room for a sofa, armchair and other furniture. You can add soft furnishings and décor that reflects your personal style.

Though compact, the kitchen features everything necessary for daily use, wrapped up in a neat aesthetic. It's designed for efficiency, reducing both your time spent cooking and cleaning.

When it is time to re-charge your batteries there is a good sized double bedroom and the bathroom has a shower over the bath. You can have an invigorating shower in the morning or a relaxing soak after a hard day at work.

But that's not all to the rear an enclosed private detached grassed garden, ideal for soaking up the sun or enjoying a morning coffee.

With the Mainline Station, just 20 minutes away, you can steal a few precious extra minutes in bed and be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside, you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) and A10 serve Letchworth well and take you North and South.

#### | OTHER INFORMATION

Availability: Beginning of June

Deposit: £1,096.00

Council Tax Band - B

EPC Rating - C

#### | GROUND FLOOR

Entrance hall

Living Room: Approx 11' 2" x 10' 6" (3.40m x 3.20m)

Kitchen: Approx 7' 7" x 6' 6" (2.31m x 1.98m)

#### | FIRST FLOOR

Bedroom: Approx 14' 7" x 10' 7" (4.45m x 3.23m)

Bathroom: Approx 6' 7" x 4' 7" (2.01m x 1.40m)

#### | OUTSIDE

Small garden area to side and front

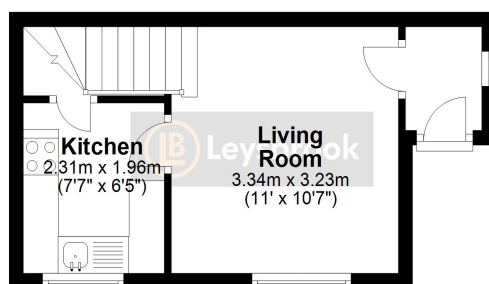
Enclosed gated garden to the rear

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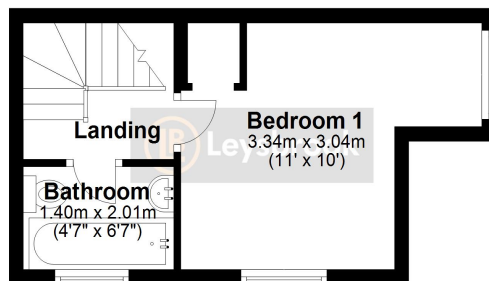
## Ground Floor

Approx. 19.4 sq. metres (208.5 sq. feet)



## First Floor

Approx. 19.2 sq. metres (206.6 sq. feet)



Total area: approx. 38.6 sq. metres (415.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC