



The Granary

Wilbury Hills Road, Letchworth Garden City,
Hertfordshire, SG6 4LB

£2,900 pcm

country
properties

No referencing fees are applicable in this instance. Rent is payable on the first of each month. Five weeks deposit is required prior to the start of the tenancy. For further information please contact the office.

Rarely available 4 bedroom barn conversion situated on the edge of the Garden City. Unfurnished and available NOW subject to references.

- 4 bedrooms, 4 bathrooms
- 4 ground floor reception rooms
- Large kitchen / dining room and separate utility
- Enclosed rear garden, a large garage and store room
- Unfurnished and available NOW subject to references

Ground Floor

Entrance Hall

Stairs to first floor. Doors to:

Sitting Room

7.57m x 3.65m (24' 10" x 12' 0")
Brick fireplace. French doors to garden.

Kitchen/Dining Room

5.98m x 5.96m (19' 7" x 19' 7")
Ample storage cupboards and including an oven, hob and dishwasher. Two windows to side, further velux style windows and a door to garden. Further door to:

Utility

4.05m x 2.40m (13' 3" x 7' 10")
Window to side. Wall mounted gas boiler. Further storage cupboards.

Reception Room

5.80m x 3.78m (19' 0" x 12' 5")
Window to front.

Study

3.00m x 2.37m (9' 10" x 7' 9")
Window to front.

Reception Room

5.40m x 4.06m (17' 9" x 13' 4")
Window to side.

WC

Comprising wc and wash basin.

First Floor

Landing

Doors all rooms. Storage cupboard.

Bedroom One

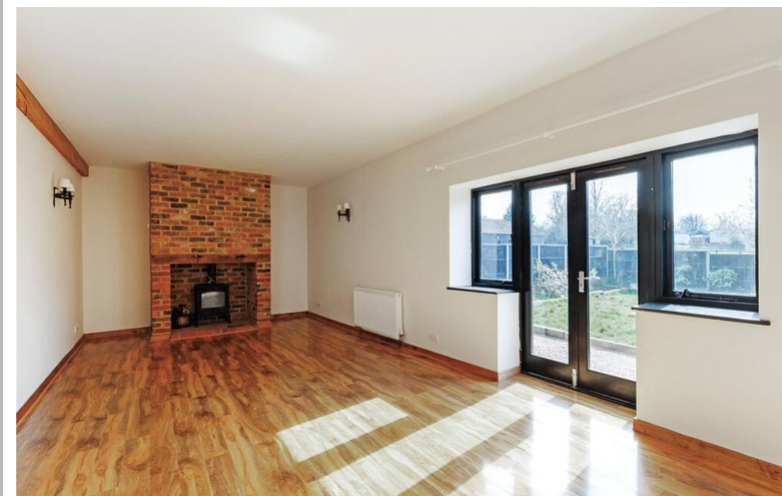
5.34m x 4.75m (17' 6" x 15' 7")
Window to side. Door to:

Dressing Area

Free standing storage units. Door to:

En Suite

Comprising enclosed shower, wc and wash basin.



Bedroom Two

5.22m x 3.47m (17' 2" x 11' 5")

Window to rear. Door to:

En Suite

Velux style window and comprising enclosed shower, wc and wash basin.

Bedroom Three

3.91m x 3.81m (12' 10" x 12' 6")

Window to front. Door to:

En Suite

Velux style window and comprising enclosed shower, wc and wash basin.

Bedroom Four

4.29m x 2.61m (14' 1" x 8' 7")

Window to rear.

Family Bathroom

Velux style window and comprising bath, wc and wash basin.

Outside

Garden

Enclosed area with gated access to rear.
Mainly laid to lawn.

Garage

6.16m x 5.93m (20' 3" x 19' 5")

With 2 sets of double doors to front.

Store Room

3.42m x 3.40m (11' 3" x 11' 2")

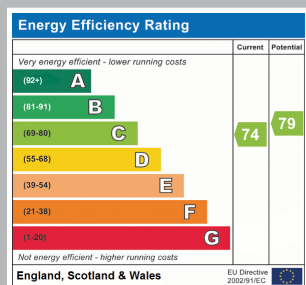
Door to front.







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

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