



## Milne Close, Letchworth Garden City, Hertfordshire, SG6

£1,800 pcm

- Three double bedroom detached family home
- MODERN fitted kitchen / diner with appliances and patio door leading to rear garden
- Open plan living space with patio doors to the rear garden
- Downstairs cloakroom
- Three double bedrooms, two with built in wardrobes
- Four piece bathroom suite
- Garage converted into utility area
- Just 10 mins walk to a highly regarded Primary School and within 1.7 miles of 3 more Primary Schools and 4 Senior Schools
- 20 mins walk to Mainline STATION and town centre
- Available end of June





Available end of June | A THREE Double Bedroom Detached Home In The Catchment Area Of A Great School And Just A 20 Minute Walk To The Town Centre | Large living space | Modern fitted kitchen | Conservatory | Modern family bathroom | Downstairs cloakroom | Utility Area | Off road parking |

The centre of this home is dominated by a good size open plan living area - a great space with plenty of room for a large sofa, armchairs and other furniture. You can create a cozy atmosphere by adding soft furnishings and décor that reflects your personal style. The sliding doors to the rear garden provide plenty of natural light and patio doors leading to the conservatory making it ideal for family meals and entertaining guests. The kitchen is bright and modern, a great space for those who love cooking!

In addition to the living areas, a utility area and a downstairs cloakroom complete the ground floor - a real convenience, especially for families with young children or guests. It means that you don't have to go upstairs every time someone needs to use the bathroom, saving you time and hassle.

When it's time to unwind, retreat to the three double bedrooms - two with built in wardrobes, all have neutral carpets meaning no cold feet on winter mornings. You'll love the 4 piece bathroom suite allowing you to start your day with an invigorating shower or enjoy a relaxing soak in the evening.

#### | ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - D

Deposit: £2,076.00

#### | GROUND FLOOR

Living Room: Approx 15' 0" x 11' 9" (4.57m x 3.58m)

Kitchen / Diner: Approx 19' 10" x 8' 9" (6.05m x 2.67m)

Conservatory: Approx 12' 4" x 9' 1" (3.76m x 2.77m)

Downstairs Cloakroom: 6' 1" x 4' 7" (1.85m x 1.40m)

#### | FIRST FLOOR

Bedroom One: Approx 11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom Two: Approx 11' 9" x 9' 7" (3.58m x 2.92m)

Bedroom Three: Approx 9' 9" x 7' 9" (2.97m x 2.36m)

Bathroom: Approx 9' 8" x 6' 3" (2.95m x 1.91m)

#### | OUTSIDE

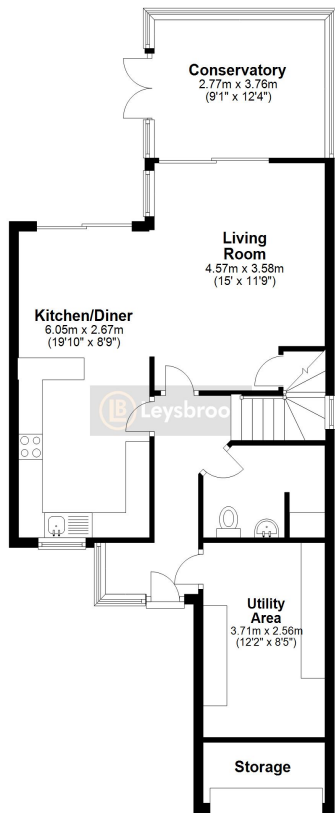
Garage / Utility Area: Approx 12' 2" x 8' 2" (3.71m x 2.49m)

West facing rear garden with gated access to the front

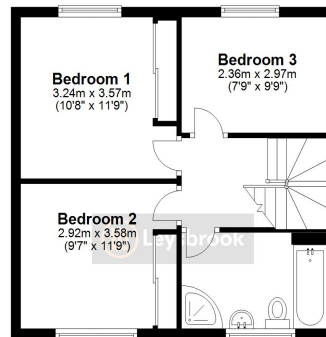
A Large Three Double Bedroom Detached Home In The Catchment Area Of A Great School | Off road parking | Available end of June



**Ground Floor**  
Approx. 49.8 sq. metres (535.6 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 89.8 sq. metres (966.5 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>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	