



48, Howard Drive

Letchworth Garden City,
Hertfordshire, SG6 2BT

£1,800 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.

Beautifully presented 3 bedroom semi-detached house situated on the popular Lordship Estate. Recently improved with a newly fitted kitchen, new flooring and decoration throughout. Modern grey gloss kitchen units with built-in oven, hob and pantry. Lovely open plan dual aspect sitting and dining rooms. Three good size bedrooms and well equipped bathroom with white suite. Gas central heating & double glazing. Good size mature garden & single garage. Close to the popular Lordship Farm School and providing easy access to the A1(M). Pets and smokers not permitted in this instance. Unfurnished and available now subject to referencing.

Ground Floor

Entrance Hall

External storm porch to front with uPVC entrance door and matching side panels. Spacious hallway providing access to the kitchen and sitting room. Stairs to first floor with cupboard under. Radiator.

Sitting Room

16' 2" x 13' 6" (4.93m x 4.11m)
Large window to the front aspect. Fireplace with electric fire, wooden mantle and marble hearth and surround. Radiator. Open with:

Dining Room

9' 7" x 8' 10" (2.92m x 2.69m)
French doors to rear overlooking the garden. Door to:

Kitchen

10' 7" x 9' 7" (3.23m x 2.92m)
Window and door to rear overlooking garden. Handy pantry cupboard. Grey gloss fronted units to base and eye level with contrasting work surfaces. Built-in electric hob with extractor hood over, built-in single electric oven. Stainless steel sink unit with mixer tap. Cupboard concealing wall mounted gas central heating boiler. Space for under counter washing machine, dishwasher and free standing fridge/freezer. Attractive ceramic brick style tiling to splash backs.

First Floor

Landing

Large window to side. Doors to all rooms. Access to loft space.

Bedroom One

13' 9" x 11' 7" (4.19m x 3.53m)
Window to front. Radiator.



Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m)

Window to rear. Radiator.

Bedroom Three

10' 8" x 7' 11" (3.25m x 2.41m)

Window to front. Radiator.

Bathroom

8' 7" x 5' 6" (2.62m x 1.68m)

Frosted window to rear. White suite comprising low level wc, pedestal wash hand basin, bidet and panel bath with shower over. Ceramic tiling to walls and flooring. Ladder style towel rail.

Outside

Front Garden

Lawn and mature hedging surrounding the front. Pathway to entrance.

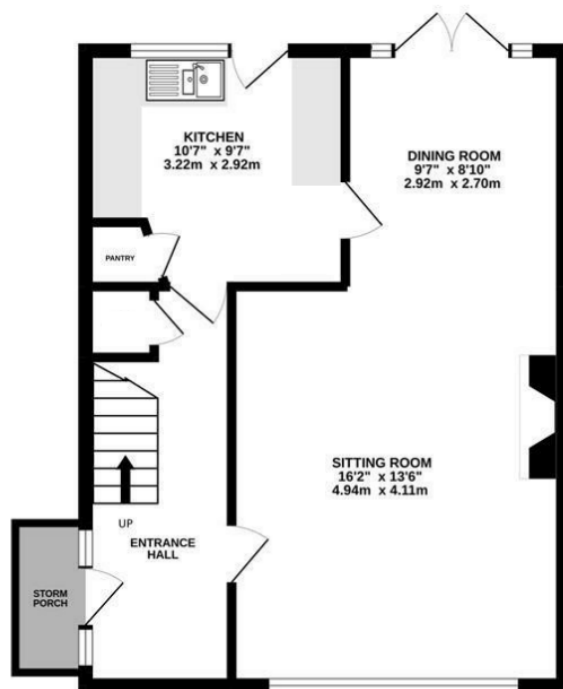
Rear Garden

Good size mature garden with gated access to front and side. Mainly laid to lawn with pathway and steps up to rear. Enclosed by timber fencing on all sides.

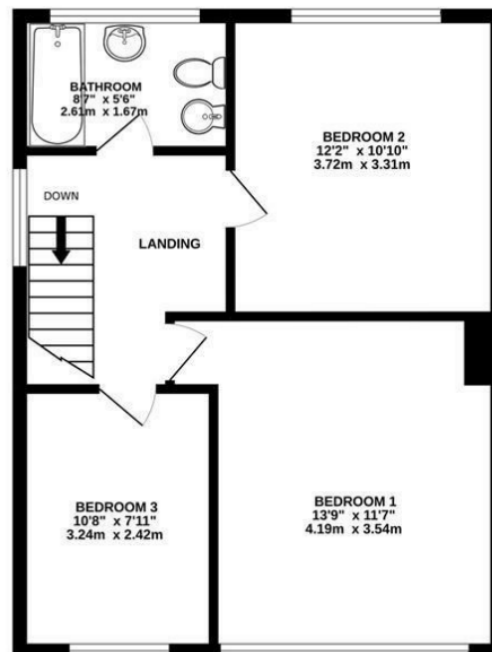
Single Garage

Accessed from Howards Wood. Driveway for 1 vehicle leading to a single garage with side personal door.

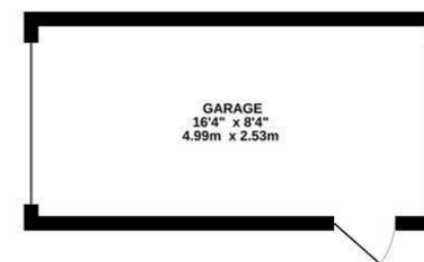




GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



GARAGE
136 sq.ft. (12.6 sq.m.) approx.

TOTAL FLOOR AREA : 991sq.ft. (92.1 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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		

81

54

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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www.country-properties.co.uk

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