



26, Church Road

Willian, Letchworth Garden City,
Hertfordshire, SG6 2AF

£1,400 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 two bedroom semi detached cottage enjoying countryside views situated within the popular parish of Willian, on the outskirts of Letchworth Garden City. Separate living and dining rooms. Fitted kitchen with oven and hob. Two good size bedrooms and spacious first floor bathroom. Handy loft room with storage. Gas centrally heated and double glazed. Single garage/storage facility with parking in front. Gardens to front and rear. Unfurnished and available NOW subject to referencing.

Ground Floor

Entrance

Part glazed uPVC door to inner hall with window to side. Radiator. Wooden door to:

Hallway

Stairs to first floor with storage space under. Window to side. Radiator. Cupboard housing electric meter and fuse board. Doors to:

Living Room

Max 14' 4" x 13' 0" (4.37m x 3.96m)
Box bay window to front. Radiator. Fire with wooden surround and marble hearth.

Dining Room

12' 9" x 9' 4" (3.89m x 2.84m)
Window to rear. Radiator. Built-in shelving

Kitchen

9' 0" x 6' 0" (2.74m x 1.83m)
Window and part glazed door leading to rear garden. Fitted units to base and eye level incorporating an electric hob with extractor fan over and oven below. Stainless steel sink unit and drainer. Plumbing for washing machine and space for a fridge or freezer. Tiling to splash backs. Radiator.

First Floor

Landing

Window to side. Stairs to second floor.
Doors to:

Bedroom One

13' 0" x 11' 6" (3.96m x 3.51m)
Window to front. Radiator. Small built-in cupboard.

Bedroom Two

12' 9" x 9' 4" (3.89m x 2.84m)
Window to rear. Radiator.



Bathroom

9' 1" x 6' 1" (2.77m x 1.85m)

Window to side. Three piece white suite comprising panel bath with electric shower over. Low level WC and wash hand basin. Cupboard housing gas central heating boiler. Radiator.

Second Floor

Loft Room

18' 2" x 10' 6" (5.54m x 3.20m)

With restricted head height. Velux style window to rear and further window to side. Radiator. Storage cupboard.

Outside

Single Garage

Wooden double doors to front. Shelving to all walls. Light and power.

Front Garden

Laid to lawn with chain link fencing. Off road parking space. Gated access to rear.

Rear Garden

Enclosed by brick wall and fencing. Small patio area. Wooden shed. Gated access to front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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