23, Shott Lane

Letchworth Garden City,
Hertfordshire, SG6 1SD

£1,200 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

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.

Lovely Early Garden City Style Three Bedroom End Terrace Family Home Set Over Three Floors. Situated Within Walking Distance Of Letchworth Town Centre and Railway Station - Available September 2019

- 19ft lounge/dining room overlooking the westerly facing rear garden
- Modern re-fitted kitchen with integrated oven, hob and dishwasher
- Small utility room housing fridge freezer and washing machine
- Ground floor family bathroom and en-suite with master bedroom
- Gas centrally heated and double glazed throughout
- Attractive garden with home office and child's play area
- Off road parking for 2 vehicles
- Unfurnished, contact us to arrange your viewing today!

Ground Floor

Entrance Hall

Part glazed wooden door to front. Doors to bathroom and utility room. Open access into kitchen.

Utility Room

Handy area with free standing freezer and washing machine. Wall mounted gas central heating boiler. Coat hooks and window to side.

Family Bathroom

Window to side. Recently re-fitted white three piece suite comprising panel bath with mixer tap and shower attachment. Low level wc and wash hand basin set in vanity unit. Fresh white ceramic tiling around splash back areas. Radiator. Wall mounted cabinet with mirrored doors.

Kitchen

Maximum measurements 11' 3" x 8' 8" (3.43m x 2.64m)
L shaped room with a recently re-fitted range of matching base and eye level units with contrasting wood block style work surfaces. Single drainer stainless steel sink unit with mixer tap. Stainless steel 4 ring gas hob with electric oven under and extractor fan over. Integrated fridge and dishwasher. Window to front. Dog leg stairs leading to the upper floors with window to side on half landing and with handy large storage cupboard under. Door to:

Lounge/Dining Room

19' 6" x 11' 0" (5.94m x 3.35m)
A real feature of the house is this lovely double aspect room with french doors and windows overlooking the westerly facing garden. Exposed brickwork to one wall. Built-in bookcases with storage below either side of the chimney breast. Further full length storage cupboard. Wood effect laminate flooring. Radiator.

First Floor

Landing

Stairs to second floor. Doors to:

Bedroom One

12' 5" x 9' 1" (3.78m x 2.77m) plus door well area
Window to rear overlooking the garden. Radiator. Handy built in storage and under stair cupboards. Door to:

En-Suite

Recently fitted with a window to side. Tiled cubicle with sliding glass door and electric shower. Low level wc and wall mounted wash hand basin. Inset spotlights.

Bedroom Three

11' 1" x 5' 11" (3.38m x 1.80m)
Window to front. Bed built-in over the stair bulk head. Handy storage units to one wall. Radiator.

Second Floor

Bedroom Two

12' 6" x 9' 5" (3.81m x 2.87m)
Window to side. Handy eaves storage areas. Radiator.

Outside

Driveway

Crazy paved area to front of property. Parking for 2 vehicles and gated access to rear garden.

Single Garage

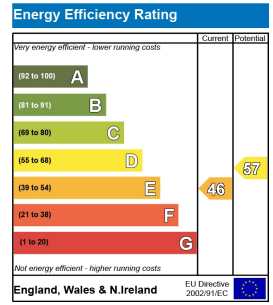
With double wooden doors to front. Windows to side and rear with further personal door to rear. PLEASE NOTE: This is not a water tight area and is currently used for storage of garden equipment only.

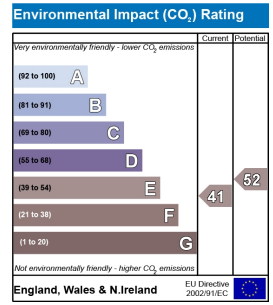
Rear Garden

* Gardener included in rent. Crazy paved patio area to rear and side of property. Outside tap. Step down to lawned area which is bordered by a variety of mature shrubs and trees. The remainder of the garden is in two sections the first being a small child's play area with swing, slide and frame to be used at the tenants risk.

Home Office/Garden Room

Of wooden construction and situated in the garden detached from the property. Secure entrance door and with two windows to the side. Contains mains power and light.





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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | **E:** simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS