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**Symonds Road, Hitchin, Hertfordshire, SG5**

**£1,800 pcm**

- THREE bedroom Semi-Detached FAMILY home
- Available beginning of January
- MODERN fitted kitchen / Diner with appliances and door to the rear garden
- 16ft living room with bay window to the front
- Modern bathroom suite with shower over the bath
- Off road parking
- Enclosed rear garden with gated access to the front
- Close to a number of GOOD / OUTSTANDING Ofsted rated schools
- Just over a mile to Hitchin Train STATION







Looking for a FAMILY HOME? | Great size accommodation | THREE bedroom Semi Detached | 13ft kitchen / diner | Large living room | MODERN three piece bathroom suite | Front & rear gardens | OFF ROAD PARKING | Just over a MILE walk to Hitchin STATION | Close to several GOOD and OUTSTANDING Ofsted rated primary and senior schools |

Inside, this great size FAMILY home is a large living room, kitchen / diner with appliances, upstairs there are two double bedrooms and a single which are served by a modern three piece bathroom suite. Situated on a good size plot in a quiet residential road in a much sought after area, close to superb transport links to LONDON and North, the market town centre and several highly regarded schools.

Nestled in the heart of North Hertfordshire and combining the benefits of town living with the natural beauty of the surrounding countryside. HITCHIN is an incredibly popular town with a great community spirit and feel. Many specialist and high street brand shops, bars, restaurants and pubs lead to and border the central cobbled MARKET SQUARE.

Contact the Leysbrook team for your viewing!

#### | ADDITIONAL INFORMATION

Available beginning of January

Council Tax Band - C

EPC Rating - C

Deposit £2076.00

Pets negotiable

#### | FIRST FLOOR

Living room: Approx 16' 0" x 10' 5" (4.88m x 3.17m)

Kitchen / Diner 13' 8" x 9' 2" (4.17m x 2.79m)

#### | FIRST FLOOR

Bedroom One: Approx 13' 8" x 9' 3" (4.17m x 2.82m)

Bedroom Two: Approx 9' 10" x 7' 1" (3.00m x 2.16m)

Bathroom Three: Approx 7' 1" x 6' 3" (2.16m x 1.91m)

Bathroom: Approx 7' 1" x 5' 7" (2.16m x 1.70m)

#### | OUTSIDE

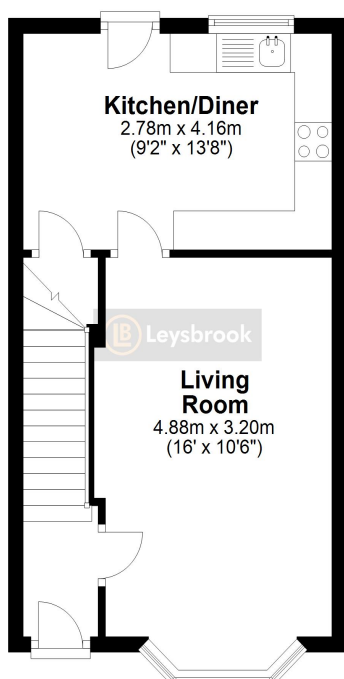
Driveway for 2 cars

Enclosed rear garden with gated access to the front



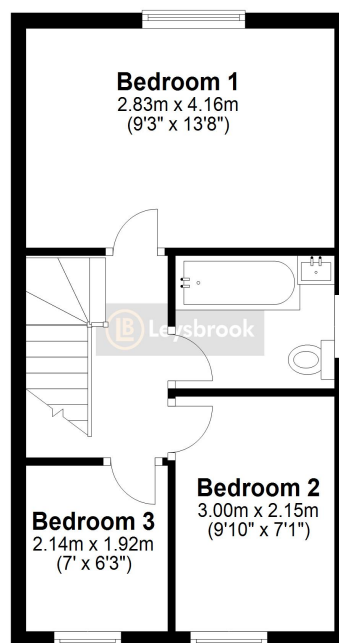
### Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



### First Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 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>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	