



# 13, Southfields

Letchworth Garden City,  
Hertfordshire, SG6 4ND

**£1,550** pcm

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 week's 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.

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Well presented & spacious three bedroom family home. Situated on the Grange estate close to local shops & school. Fitted kitchen and appliances. Bright and spacious south facing L shaped lounge/diner overlooking the rear garden. Three good size bedrooms with storage. Well appointed first floor white bathroom suite. Good size south facing garden to rear. Gas centrally heated and double glazed. Off road parking to front. Unfurnished & available start of July 2025.

## Ground Floor

### Hallway

Part glazed uPVC entrance door to front. Understairs cupboard housing fridge. Stairs to first floor. Doors to:

### Kitchen

8' 5" x 7' 4" (2.57m x 2.24m)

Fitted in a range of white units to base and eye level. Roll top work surfaces incorporating sink unit with mixer tap and drainer. Gas cooker, washing machine and dishwasher. Window to rear. Ceramic tiling to splash back areas. Handy storage shelf. Wall mounted gas central heating boiler.

### Lounge/Diner

10' 6" x 6' 4" (3.20m x 1.93m) widening to 19' 6" x 11' 9" (5.94m x 3.58m)

A real feature of the house is this lovely L shaped room with window to front and further door and window to rear overlooking the garden. Wall mounted electric fire. Radiators.

### Separate W.C.

Low level wc. Window to side.

## Rear Lobby

Part glazed door to side. Open storage area with coat hooks and space for fridge or freezer.

## First Floor

### Landing

Large window to front on half landing. Storage cupboard. Doors to:

### Bedroom One

14' 10" x 8' 7" (4.52m x 2.62m)

Window to rear. Radiator. Built-in cupboard.

### Bedroom Two

10' 3" x 9' 10" (3.12m x 3.00m)

Window to front. Built-in double wardrobe. Attractive brick fire surround.

### Bedroom Three

12' 7" x 7' 4" (3.84m x 2.24m)

Windows to side and rear. Radiator. Built-in cupboard.



## Bathroom

White suite comprising panel bath with shower over. Low level wc and pedestal wash hand basin. Window to side. Radiator. Small wall mounted cupboard.

## Outside

### Front Garden

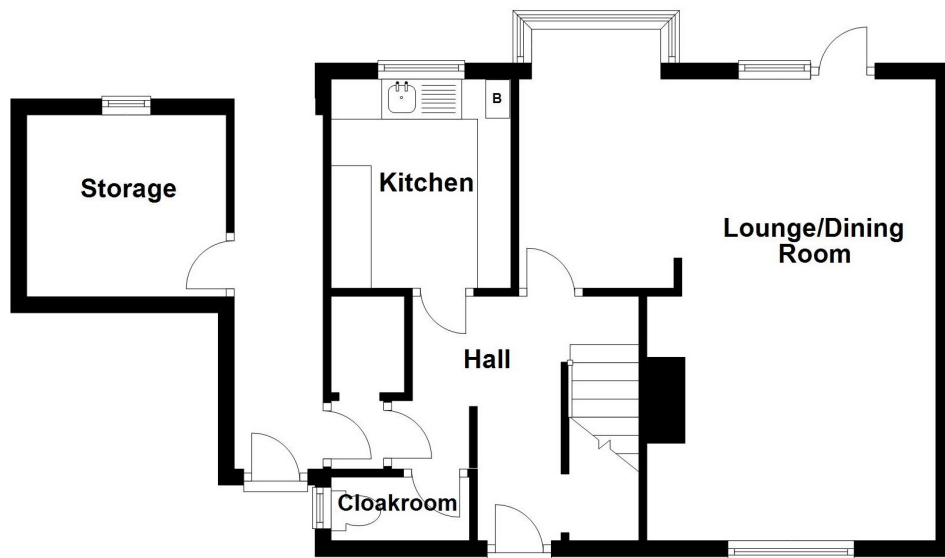
Driveway with parking for one vehicle. Gated access to rear. Remainder laid to lawn with hedge borders. Pathway to front door.

### Rear Garden

South facing and laid mainly to lawn. Patio area with pathway leading to rear. Enclosed by hedging and timber fencing. Undercover area to side leading to front. Brick storehouse.

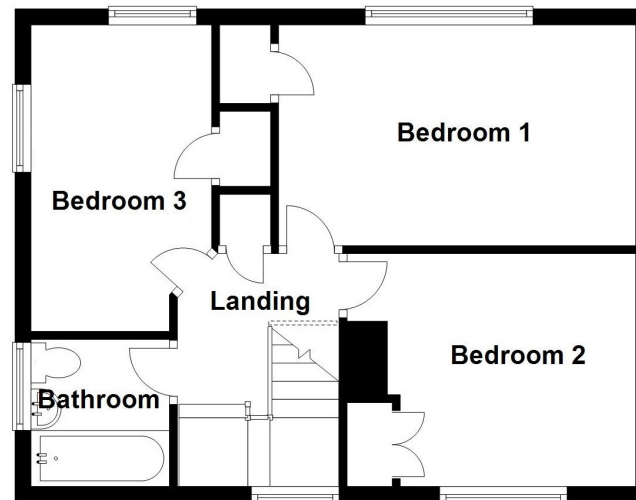






### Ground Floor

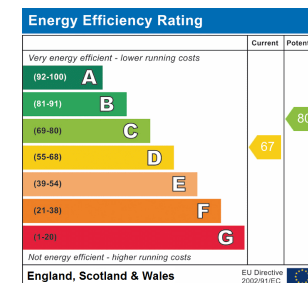
Approx. 44.6 sq. metres (479.7 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.5 sq. feet)

Total area: approx. 88.3 sq. metres (950.3 sq. feet)



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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