



# 7, Bowyer Drive

Letchworth Garden City,  
Hertfordshire, SG6 1FX

**£2,000** pcm

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.

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Modern four bedroom end terrace town house situated within easy walking distance of the town centre and train station. Presented in first class condition throughout. Internal viewing comes highly recommended to fully appreciate the spacious accommodation set over three floors. Lovely kitchen/dining room with integrated appliances and good size first floor lounge overlooking the rear garden. Top floor master bedroom with en-suite shower room. Three further bedrooms and two bathrooms. Private low maintenance garden, single garage with off road parking in front. Pets or smokers not permitted. Unfurnished and available March.

## Ground Floor

### Entrance Hall

Canopy porch. Entrance door to front, stairs to the first floor with store cupboard under. Radiator. Personal door to the garage.

### Cloakroom

Comprising low level wc and wash hand basin. Radiator. Tiled floor.

### Kitchen/Dining Room

4.93m x 3.84m (16' 2" x 12' 7")

A real feature of the property is the spacious kitchen/dining room overlooking the rear garden. Fitted in a range of matching base and eye level units providing ample storage space. Twin bowl stainless steel sink unit. Integrated double oven and hob, dishwasher and washer dryer. Free standing American style fridge freezer with a water dispenser. Display lighting. Radiator. Tiled floor and ceramic tiled walls. Double glazed French doors with side windows overlooking the rear garden.

## First Floor

### Landing

Stairs to the second floor. Radiator. Doors to:

### Living Room

4.93m x 4.55m (16' 2" x 14' 11")

Double glazed French doors with Juliet balcony to the rear. Double glazed window to the rear. Radiator. TV point.

### Bedroom 2

4.67m x 2.74m (15' 4" x 9')

Double glazed window overlooking the green area at the front of the property. Triple door mirror fronted wardrobe. Radiator.

### Bathroom

Modern suite comprising of low level wc, wash hand basin and panel bath with shower over. Ceramic tiling and tiled floor. Heated towel rail. Double glazed window to the front aspect.



## Second Floor

### Landing

Access to the loft space. Airing cupboard housing water tank. Radiator.

### Bedroom 1

4.17m x 3.84m (13' 8" x 12' 7")

Double glazed French doors with Juliet balcony overlooking the green area at the front of the property. Radiator. Fitted double wardrobe. Door to:

### En-Suite Shower Room

Comprising low level wc, wash hand basin and shower cubicle with glass screen. Ceramic tiling.

### Bedroom 3

3.17m x 2.74m (10' 5" x 9' 0")

Plus door well. Double glazed window to the rear aspect. Radiator.

### Bedroom 4

2.74m x 2.08m (9' x 6' 10")

Double glazed window to the rear aspect. Radiator.

### Bathroom

Three piece suite comprising low level wc, wash hand basin and panel bath with shower over. Ceramic tiling and tiled floor. Heated towel rail. Wall mounted mirror with lighting.

## Outside

### Front Garden

Blocked paved driveway leading to the garage. Artificial lawn and pathway to the front door. Shrub borders and wrought iron dividing fence.

### Rear Garden

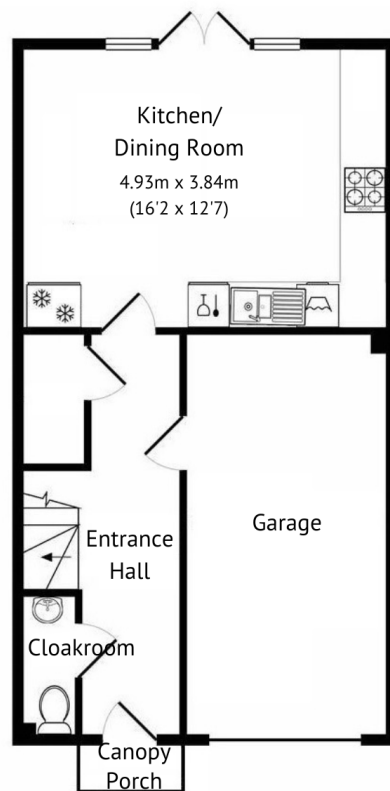
Adjacent to the rear of the house is a paved area with a pathway leading to the bottom of the garden. At the bottom of the garden is a decked seating area. The remainder has been laid with artificial grass for all year round effect. Metal shed. Gated side access.

### Garage

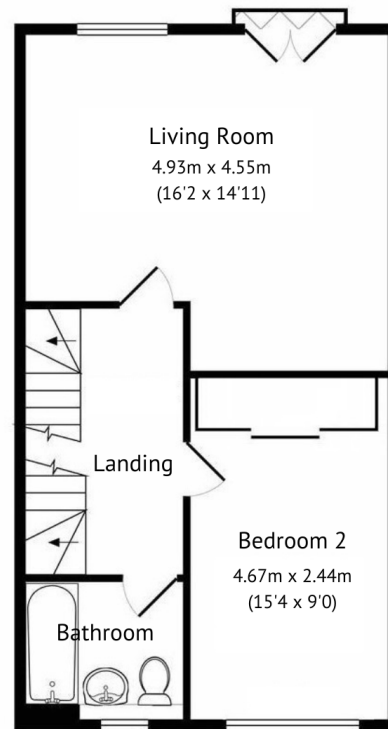
Single garage with power and light up and over door. Some units to base and eye level with work surfaces and shelving. Freezer.



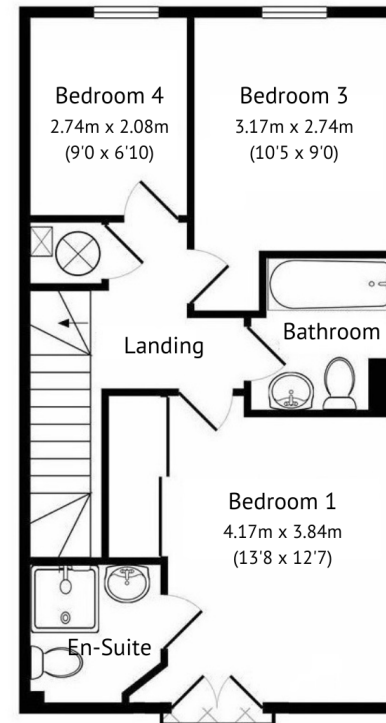




Ground Floor

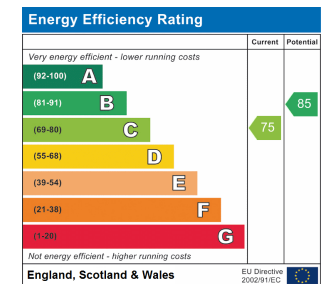


First Floor



Second Floor

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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](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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