

24 Bell Acre • Letchworth Garden City • Hertfordshire • \$G6 2B\$ Guide Price £699,950

Charter Whyman

TOWN & VILLAGE HOMES





# STUNNING MODERN SINGLE STOREY HOME EXCELLENT AND SOUGHT-AFTER LOCATION VERY ATTRACTIVE GARDENS

#### THE PROPERTY

This immaculate modern individual single storey residence is beautifully presented and appointed throughout, typified by the fitted kitchen/breakfast room of the highest quality. There are four good bedrooms, three of which have top quality built-in wardrobes, the fourth currently being used as a study, and two shower rooms. The accommodation is completed by a sitting room with gas fired open grate fireplace and dining room.

The property benefits from uPVC double-glazed windows and doors and gas fired central heating.

#### THE OUTSIDE

The bungalow stands in a plot measuring approximately 143' by 48' (43.75m x 14.5m) overall. It is set some 78' (23.9m) back from the road at the head of a residential close, overlooking a central green with mature ornamental trees. The front garden is laid out with shrub beds and borders set in gravel with block paved pathways and driveway. The latter provides good offstreet parking and leads to the much larger than standard attached single garage with power operated roller door.

A gated side-way leads to the delightful rear garden, approximately 59' (17.9m) in depth and which is very attractively landscaped with paved and terraced patios, walled beds and borders, gravel pathways inset with herbaceous beds and borders, well-stocked to provide colour throughout the year, rose arch, ornamental shrubs, lawn, vegetable plot and shed.

#### THE LOCATION

Bell Acre enjoys a very pleasant and convenient location in the favoured Lordship area on the south side of the town, just a mile from the town centre and a mile and a quarter from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with regular services running throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is less than a mile away by car.

Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities. The highly regarded Lordship Farm Primary School is just half a mile away.











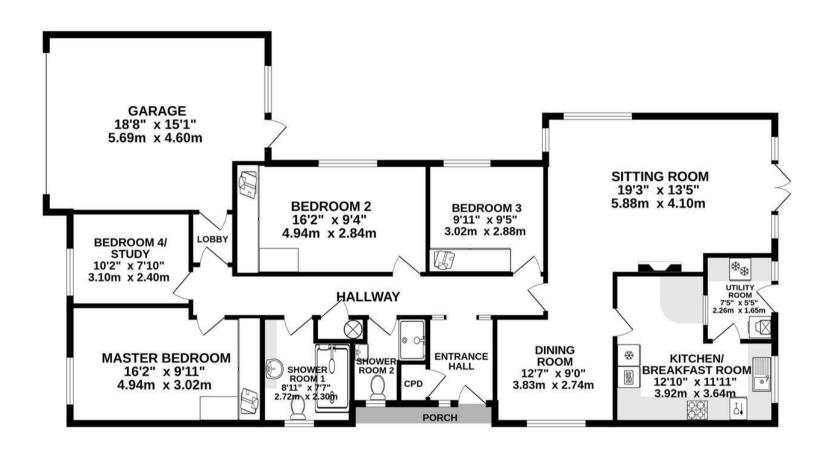








### GROUND FLOOR 1562 sq.ft. (145.1 sq.m.) approx.



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 sq.m.) approx.

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#### **EPC RATING**

Band - C

#### **SERVICES**

Mains water, sewerage, gas and electricity are connected to the property.

#### **TENURE**

FREEHOLD

#### LOCAL AUTHORITY

North Herts District Council Gernon Road Letchworth Garden City Hertfordshire SG6 3BQ

Tel: 01462 474000 www.north-herts.gov.uk

#### **COUNCIL TAX**

Band - F

#### VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.





## Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ  $01462\ 685808$ 

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