



24 Bell Acre • Letchworth Garden City • Hertfordshire • SG6 2BS

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 off-street 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.

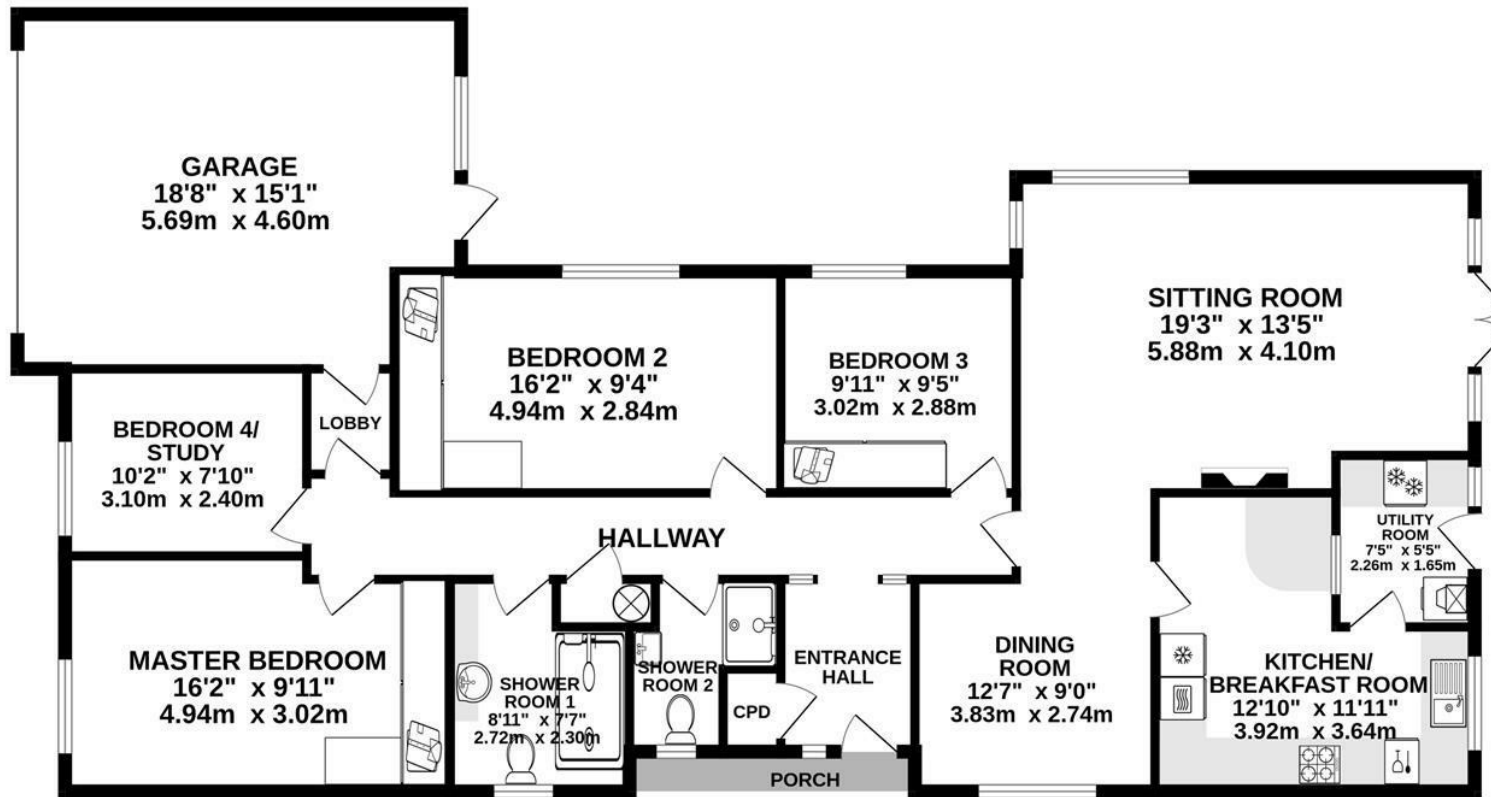
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, green open spaces and other leisure facilities. The highly regarded 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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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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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

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