24 Crabtree Dell • Letchworth Garden City • Hertfordshire • SG6 2TJ

Guide Price £420,000

Charter Whyman

TOWN & VILLAGE HOMES

POPULAR LOCATION
CLOSE TO SOUGHT AFTER SCHOOLS
KITCHEN AND SEPARATE UTILITY ROOM

THE PROPERTY

Positioned within a popular residential development and enjoying a desirable head-of-cul-de-sac position, this well-proportioned three-bedroom home offers comfortable living space and a private, established rear garden. Conveniently located for local amenities, schooling and everyday essentials, the property is ideally suited to families, first-time buyers and those looking for a well-connected setting.

The welcoming entrance porch leads into a generous through lounge/diner, featuring a box bay window to the front and stairs rising to the first floor. The dining area flows naturally into the conservatory, creating an appealing additional reception space with direct access onto the rear garden. A fitted kitchen is complemented by a separate utility room, rear access and a personal door into the garage, adding valuable practicality to the layout.

Upstairs, three well-proportioned bedrooms are served by a well-appointed family bathroom, providing comfortable accommodation for modern family life.

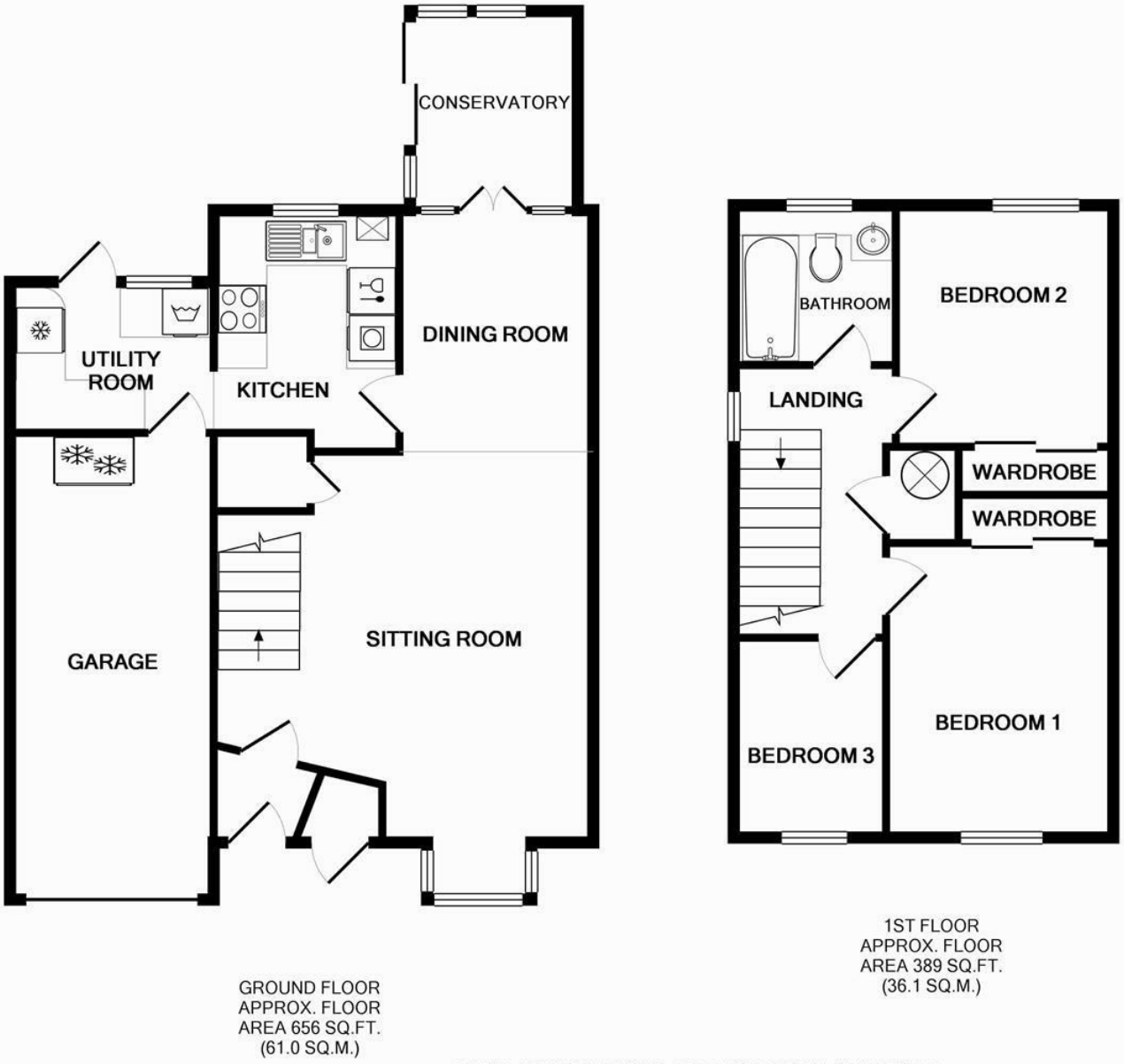
Outside, the established rear garden is a particular highlight, offering a private and secluded setting with a shingled seating area, colourful flower beds and a charming pond – an inviting space for relaxing or entertaining during the warmer months.

To the front, a private driveway provides convenient off-road parking, while the overall position combines tranquillity with accessibility. Offering a well-balanced layout, attractive outdoor space and a sought-after location, this appealing home is sure to attract strong interest. An internal viewing is highly recommended to appreciate the space and lifestyle on offer.

THE LOCATION

Crabtree Dell is located in the popular Lordship area of the town on the south east side of Letchworth Garden City, just three-quarters of a mile from both Junction 9 on the A1(M) and the highly regarded Lordship Farm School (JMI) - the latter about a 15 minute walk. The town centre and mainline railway station are about 1.75 miles away. The fastest service to London Kings Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction.

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. It provides outstanding open green spaces, excellent schools, shops and leisure facilities.



GROUND FLOOR
APPROX. FLOOR
AREA 656 SQ.FT.
(61.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.1 SQ.M.)

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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. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. 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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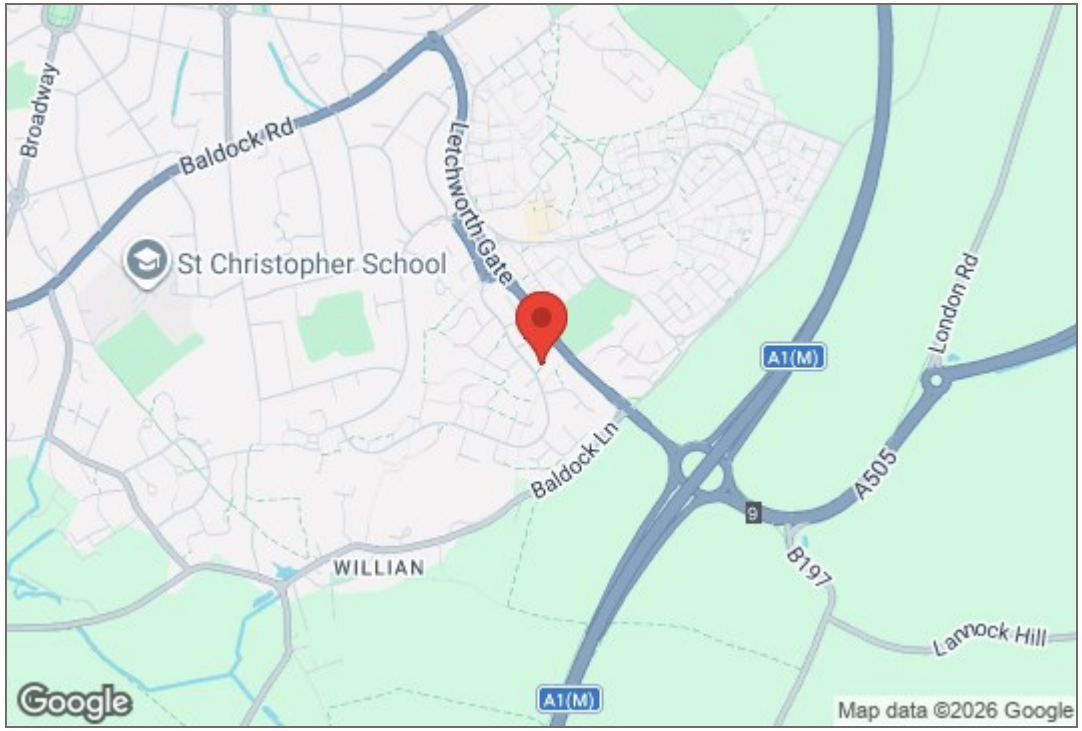
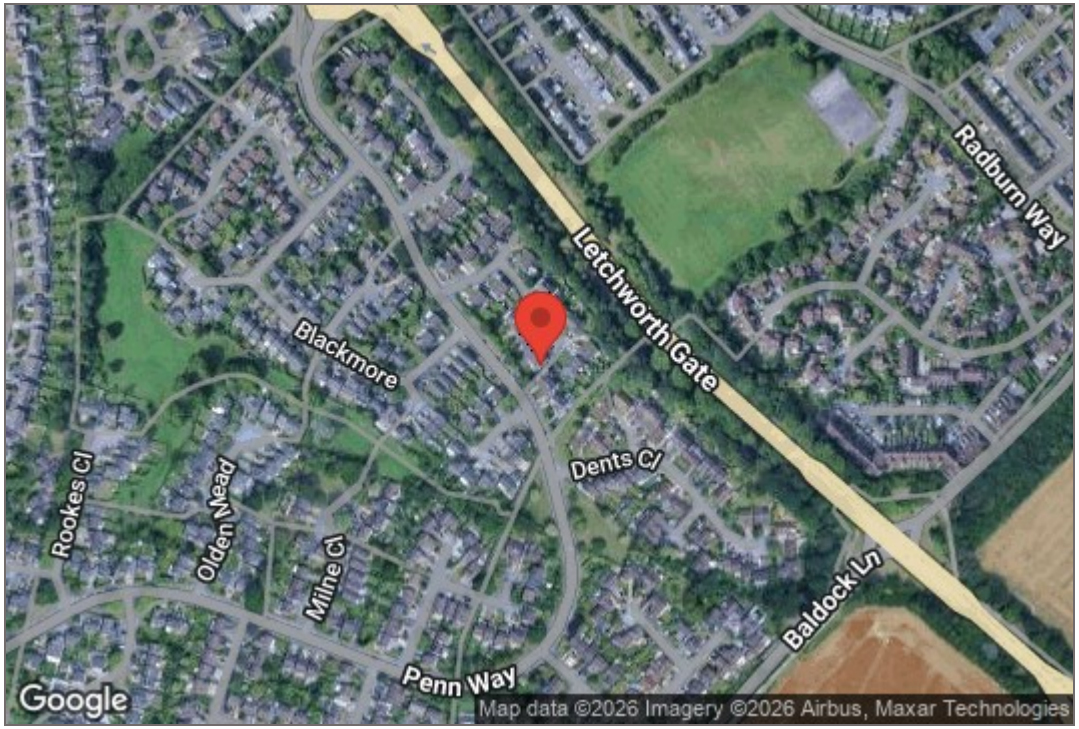

Broadway
Baldock Rd
Letchworth Gate
St Christopher School
A1(M)
London Rd
Baldock Ln
A505
B197
WILLIAN
Lannock Hill
A1(M)
Google
Map data ©2026 Google


Radburn Way
Letchworth Gate
Blackmore
Dents Cl
Rookes Cl
Olden Mead
Milne Cl
Baldock Ln
Penn Way
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

TENURE

LEASEHOLD
990 YEARS FROM 1970 WITH 934 YEARS REMAINING
GROUND RENT OF £5.00 PER ANNUM

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Brick under a tiled roof

SERVICES

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

EPC RATING

Band - D

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim upto 5G.

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 - D

CONSERVATION AREA

The property is not located with in the conservation area

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman
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