

29 Dents Close • Letchworth Garden City • Hertfordshire • SG6 2TP

Guide Price £620,000

Charter Whyman

TOWN & VILLAGE HOMES




beko

FOUR BEDROOM DETACHED
LARGE FAMILY GARDEN
TWO BATHROOMS

THE PROPERTY

Occupying a desirable corner plot within this popular development, this extended detached family home offers generous, versatile accommodation, perfectly suited to modern family living. Combining well-proportioned interiors with flexible living spaces and a private, secluded garden, this is a fantastic opportunity for buyers seeking space, comfort and practicality in one appealing package.

A welcoming entrance lobby leads through to the contemporary kitchen/dining room, creating a natural hub for everyday life and entertaining. To the rear, the spacious, light-filled lounge enjoys a wonderful sense of openness, with double doors leading into the study, ideal for home working or a quiet retreat. A converted garage provides valuable additional living space, incorporating a family room and utility area, while a ground-floor shower room adds further convenience.

Upstairs, four well-proportioned bedrooms provide excellent accommodation for growing families, with the principal bedroom particularly impressive, featuring a striking vaulted ceiling that enhances the feeling of space. A family bathroom serves the first floor, completing this practical and well-balanced layout.

Outside, the larger-than-expected garden extends around the side and rear of the property, offering a private, secluded setting with plenty of scope for relaxing, entertaining and family enjoyment. To the front, a driveway provides convenient off-road parking. An appealing home with space to grow, flexible accommodation and excellent lifestyle potential, early viewing is strongly recommended.

THE LOCATION

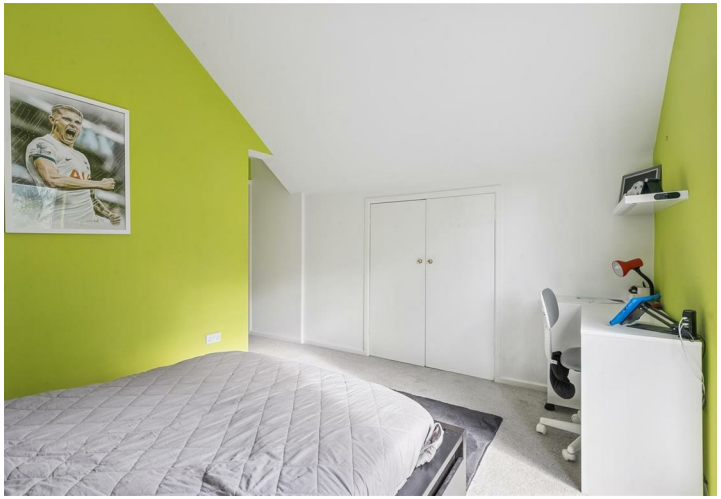
Dents Close is located on the south side of the town in the popular Lordship area. The house is just a mile-and-a-half from the town centre and mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take just 29 minutes and to Cambridge is 26 minutes in the other direction. Junction 9 on the A1(M) is 1.9 mile drive away.

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 within a third of a mile.






WHITE HART
LANE N17













Dents Close, SG6

Approximate Area = 140.00 sq m / 1507 sq ft



Ground Floor

Approx. 79.80 sq m / 859 sq ft

First Floor

Approx. 60.20 sq m / 648 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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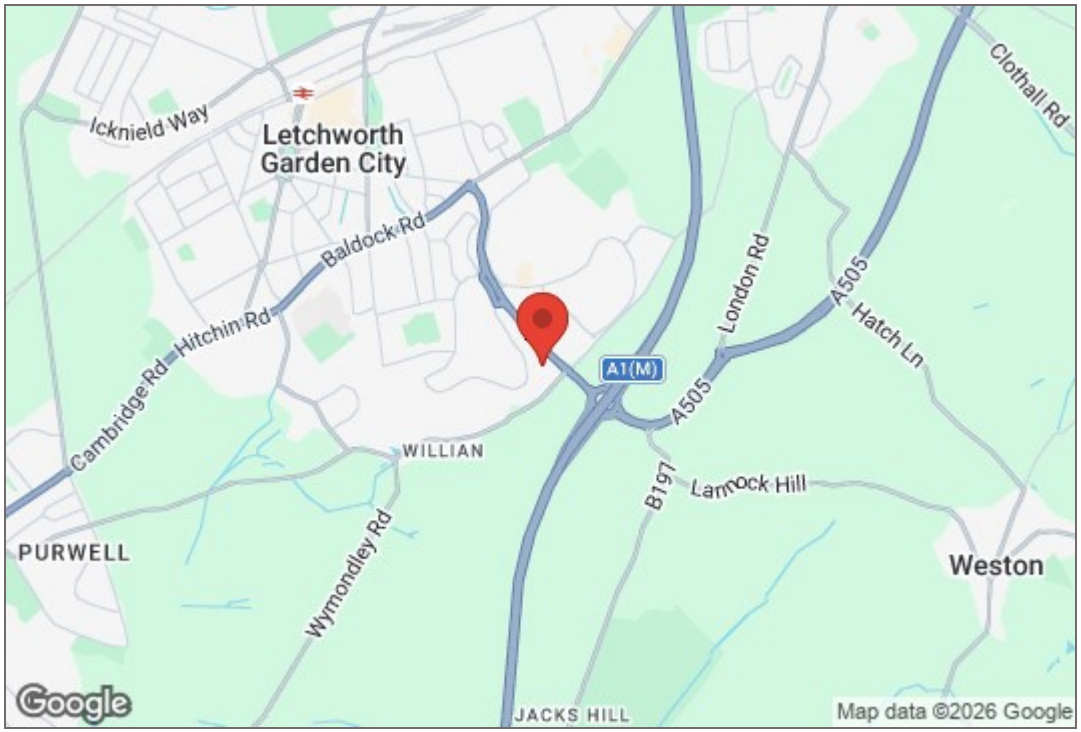
These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy 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.

Charter Whyman

TOWN & VILLAGE HOMES






Icknield Way
Letchworth Garden City
Baldock Rd
Hitchin Rd
Cambridge Rd
Clothall Rd
London Rd
A505
Hatch Ln
A1(M)
A505
WILLIAN
B197
Lamock Hill
PURWELL
Wymondley Rd
Weston
JACKS HILL
Google
Map data ©2026 Google


Letchworth Gate
Blackmore
Alban Rd
Olden Mead
Milne Cl
Penn Way
Baldock Ln
A1(M)
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

TENURE

LEASEHOLD
999 YEAR LEASE FROM 1970 WITH APROX: 943 YEARS REMAINING. ANNUAL GROUND RENT OF £5.00

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 up to 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 - F

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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