



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

Guide Price £700,000

Charter Whyman

TOWN & VILLAGE HOMES





WELL EXTENDED AND REMODELLED FAMILY HOME VERY HIGH STANDARD OF FITTINGS AND FINISH PLEASANT SITUATION AND OUTLOOK

THE PROPERTY

This modern detached house has been imaginatively remodelled and extended to form an exceptional family home. The centrepiece is the outstanding kitchen/breakfast room open-plan to the dining/family room overlooking the rear garden. The spacious sitting room, a cloakroom/WC and the laundry complete the ground floor accommodation.

The first floor provides four bedrooms and a smartly fitted bathroom with both shower cubicle and bath.

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

THE OUTSIDE

The house stands in a plot measuring approximately 109' by 34'3" (33.21m x 10.45m) overall, overlooking a wooded green island at the head of the close. The front garden is laid to lawn with herbaceous borders and ornamental shrubs. The brick-paved driveway provides good off-street parking and leads to the attached garage.

A gate to the side of the house leads to the rear garden, which is some 58'6" (17.82m) in length and laid to lawn with paved patio and laurel hedges. Timber garden shed.

The rear portion of the double-length garage has been partitioned off to provide a gym.

THE LOCATION

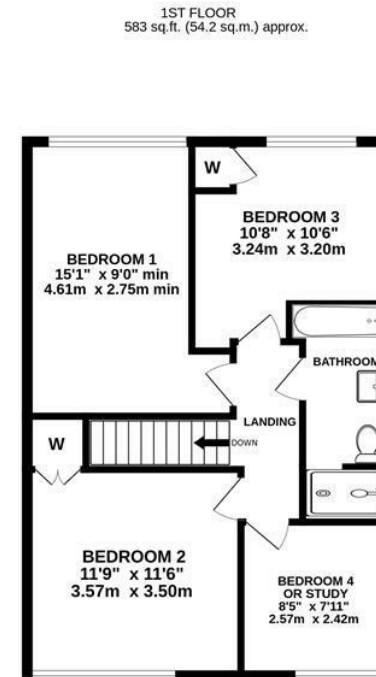
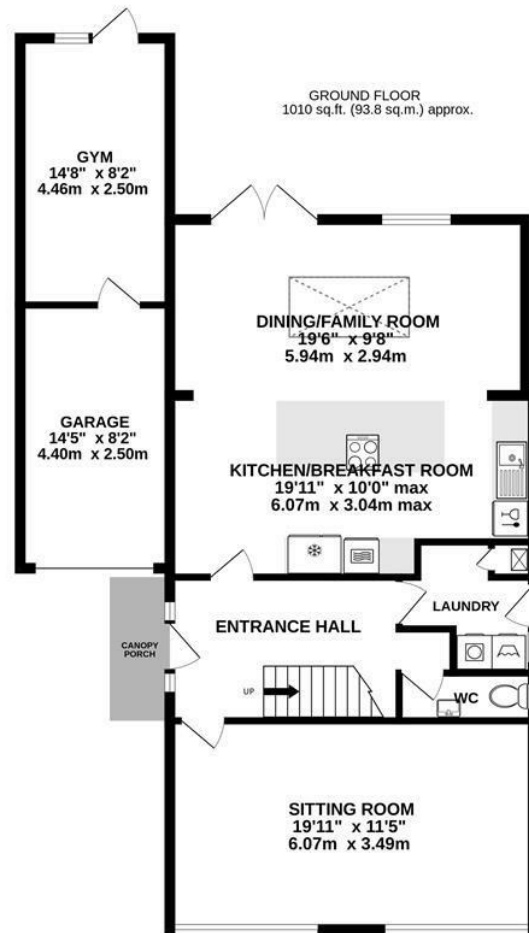
Bell Acre enjoys a very pleasant and convenient location in the popular Lordship area on the south side of the town. It is just a mile from the town centre and a mile and a quarter from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London Kings Cross taking just 29 minutes and Cambridge 29 minutes away in the other direction. Junction 9 on the A1 (M) is just under 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, leisure facilities and many green open spaces. The highly regarded Lordship Farm Primary School is just half a mile away.



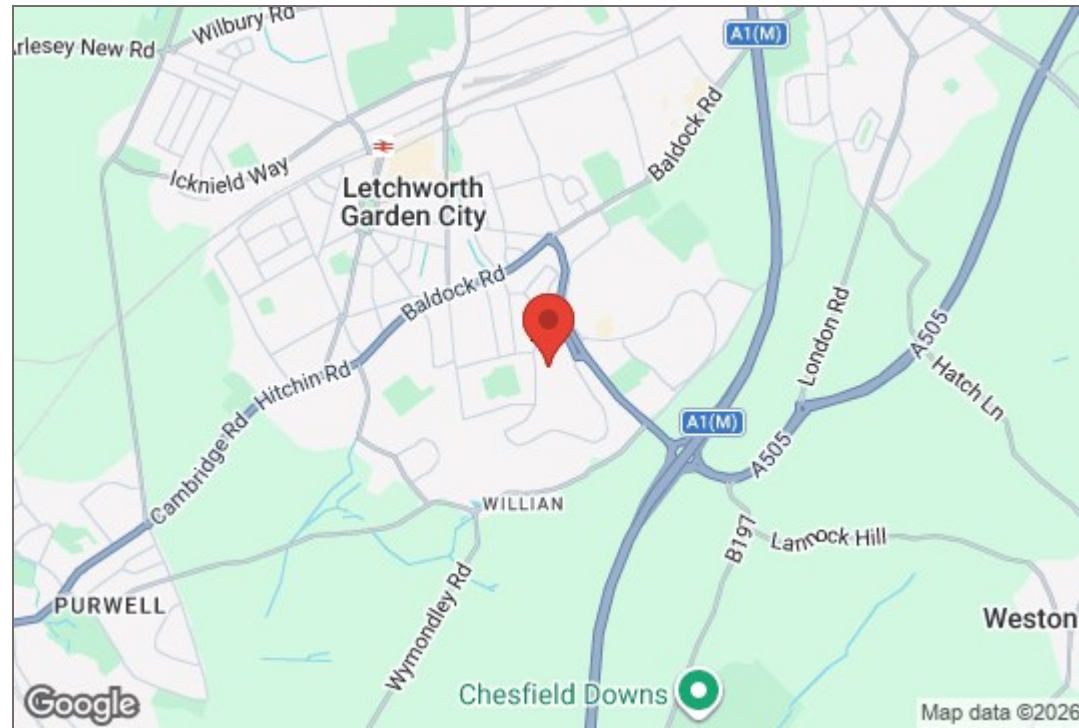






THE FLOOR AREAS INCLUDE THE GARAGE AND GYM
TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. 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.



TENURE

FREEHOLD

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.

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.

CONSTRUCTION

Cavity walls with insulated cavity wall extension. Tiled pitched main roof, flat roof to extension.

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

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

MOBILE SIGNAL

Most providers claim up to 5G coverage, a few only 4G.

LOCAL AUTHORITY

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

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

COUNCIL TAX

Currently Band E, but subject to an improvement indicator. The banding may be revised following a sale.

CONSERVATION AREA

The property is not located within a Conservation Area.

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350
www.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

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www.charterwhyman.co.uk