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

Guide Price £450,000

Charter Whyman

TOWN & VILLAGE HOMES

No More Plastic

NO THROUGH CUL-DE-SAC
LOTS OF POTENTIAL
TANDEM LENGTH GARAGE

THE PROPERTY

This interesting and individual detached property dates from 1972 and provides flexible and versatile three or four bedroom accommodation. Three bedrooms are to be found upstairs with the master having a large closet that has the potential for an suite, which has been plumbed, but not fitted. There is also a refitted family bathroom.

On the ground floor, the large sitting room is complemented by a dining room and fitted kitchen/breakfast room. The ground floor accommodation is completed by a family room or fourth bedroom, a shower room and a compact laundry. The house benefits from sealed unit double-glazing and gas fired central heating.

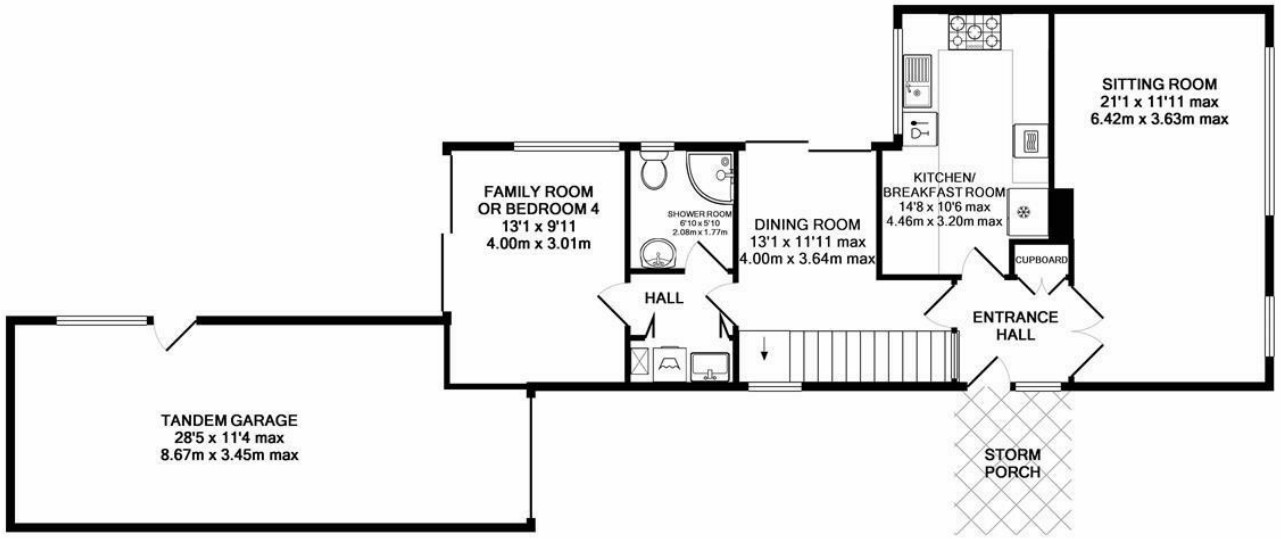
The house occupies a plot measuring some 100' by 33' (30.3m x 10m) overall. The front garden is separated from the road by a hedge and laid to lawn with herbaceous beds and borders and ornamental shrubs. The tarmac drive provides good off-street parking and leads to the tandem garage.

A side way leads to the rear garden, which enjoys a high degree of privacy and is laid to split-level lawns with paved patio and herbaceous borders.

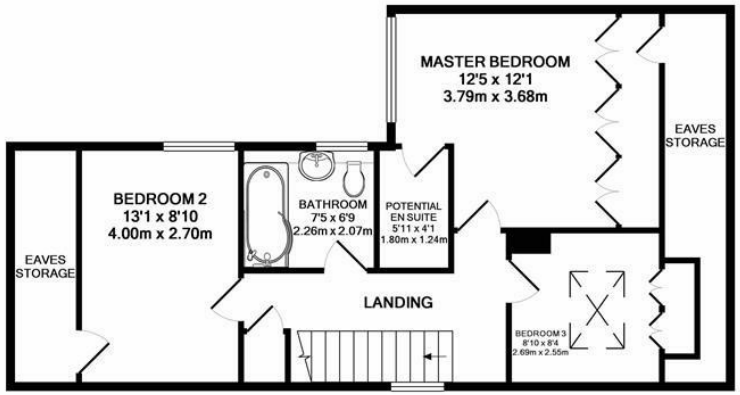
THE LOCATION

Bell Acre is a very pleasant residential close enjoying a convenient location in the favoured Lordship area on the south side of the town. It is only 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 Kings Cross train line with the fastest service to London Kings Cross taking just 28 minutes and Cambridge 26 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, green open spaces and leisure facilities. The highly regarded Lordship Farm JMI School is just half a mile away.



GROUND FLOOR
APPROX. FLOOR
AREA 1044 SQ.FT.
(97.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 652 SQ.FT.
(60.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1696 SQ.FT. (157.5 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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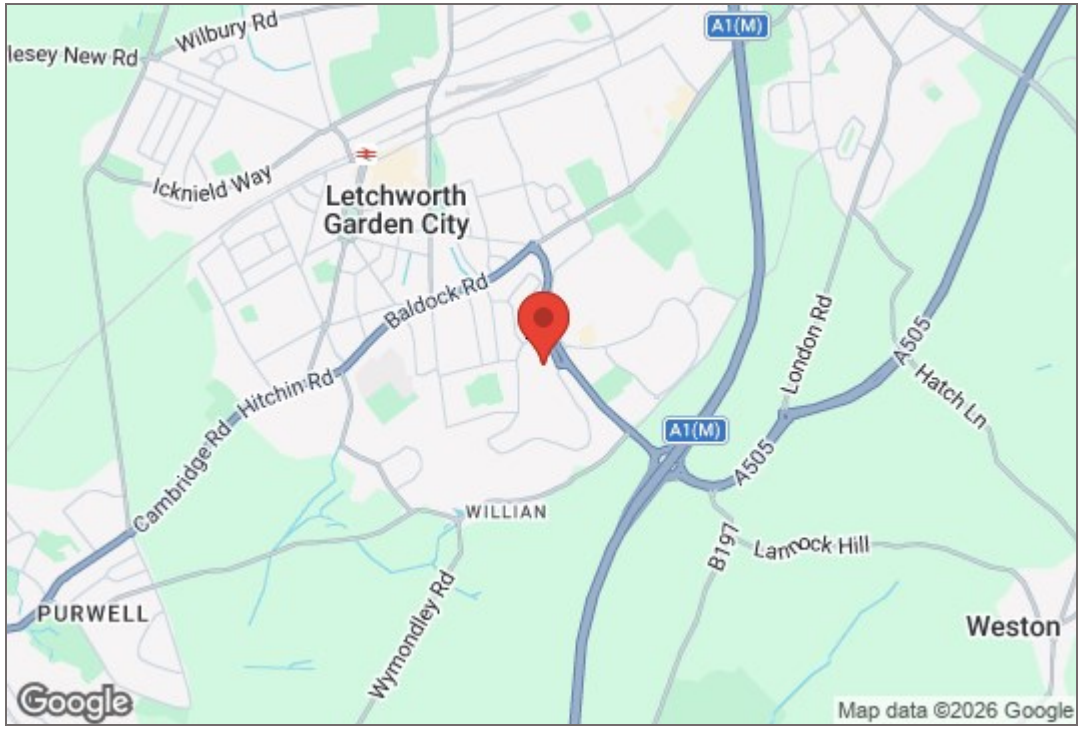
Wilbury Rd
lesey New Rd
A1(M)
Icknield Way
Letchworth
Garden City
Baldock Rd
Hitchin Rd
Cambridge Rd
London Rd
A505
Hatch Ln
A1(M)
A505
WILLIAN
B197
Lamock Hill
PURWELL
Wymondley Rd
Weston
Google
Map data ©2026 Google

Hadleigh
Ivel Ct
Letchworth Gate
Radburn Way
Yardley
Letchworth
Ambulance S
Whitethorn Ln
Howard Dr
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

TENURE

LEASEHOLD
990 YEARS FROM 1970, WITH APPROXIMATELY 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.

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

Brick under a pitched tiled roof

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.

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 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
37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ
01462 685808
www.charterwhyman.couk