



Bell Acre, Letchworth Garden City, Hertfordshire. SG6 2BS

| Satchells



4 Bedroom Detached House

£650,000 Leasehold

A large, light, and spacious FOUR bedroom TWO bathroom DETACHED property located within a desirable cul-de-sac on the Lordship Estate. Benefiting from further improvement, this property has been extended. It offers well-proportioned ground floor living accommodation including a 21' living room, 21' dining room, and 18' kitchen as well as a separate utility room and ground floor cloakroom. Upstairs comprises four good-sized rooms with the master benefiting from an en-suite and built-in wardrobes. The spacious family bathroom completes the upstairs.

- Detached
- Garage and parking
- Two reception rooms
- En-suite to master
- Within a beautiful green cul-de-sac situated in the popular LORDSHIP estate
- Within easy reach of local shops and schools
- Large kitchen with separate utility room
- Four good sized bedrooms
- Spacious accommodation - The perfect family home
- EPC rating C. Council tax band F.

GENERAL DESCRIPTION:

Ground Floor:

Living Room:

Abt. 12' 4" x 21' 6" (3.76m x 6.55m) Carpet. Two radiators. Dual aspect windows to front and side aspect.

Dining Room:

Abt. 21' 0" x 9' 6" (6.40m x 2.90m) Carpet. Radiator. Upvc doors to rear garden. Window to side aspect. Room for office set up.

Kitchen:

Abt. 18' 1" x 8' 10" (5.51m x 2.69m) Tiled floor. Radiator. Window to rear aspect. Storage. Double oven. Electric hob with overhead extractor. Large work surface area with under and over cupboards. Walk through to utility with double doors to garden.

Utility:

Tiled floor. Sink. Worktops with under and over cupboards. Space/plumbing for appliances. Window to rear aspect.

Cloakroom:

Lino flooring. Radiator. Window to side aspect. Part tiled wall. Low level WC and sink.

First Floor:

Bedroom One

Abt. 11' 5" x 12' 0" (3.48m x 3.66m) Laminate floor. Window to rear aspect. En-suite. Built-in wardrobes. Radiator.

En-Suite:

Lino flooring. Walk in shower. Sink with vanity unit. Low level WC. Towel rail. Part tiled walls.

Bedroom Two:

Abt. 11' 11" x 11' 1" (3.63m x 3.38m) Bay window to front aspect. Carpet. Radiator.

Bedroom Three:

Abt. 10' 0" x 9' 7" (3.05m x 2.92m) Window to rear aspect. Built-in wardrobes. Carpet. Radiator.

Bedroom Four:

Abt. 11' 10" x 9' 2" (3.61m x 2.79m) Window to front aspect. Carpet. Radiator. Built-in storage.

Bathroom:

Privacy window to side aspect. Lino flooring. Part tiled walls. P shape bath with wall-mounted shower and screen. Heated towel rail. Low level WC and sink with vanity unit.

Outside:

External:

Private rear garden. Garage. Driveway. Front garden.

About The Area:

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

Additional Information:

Anti-Money Laundering:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.

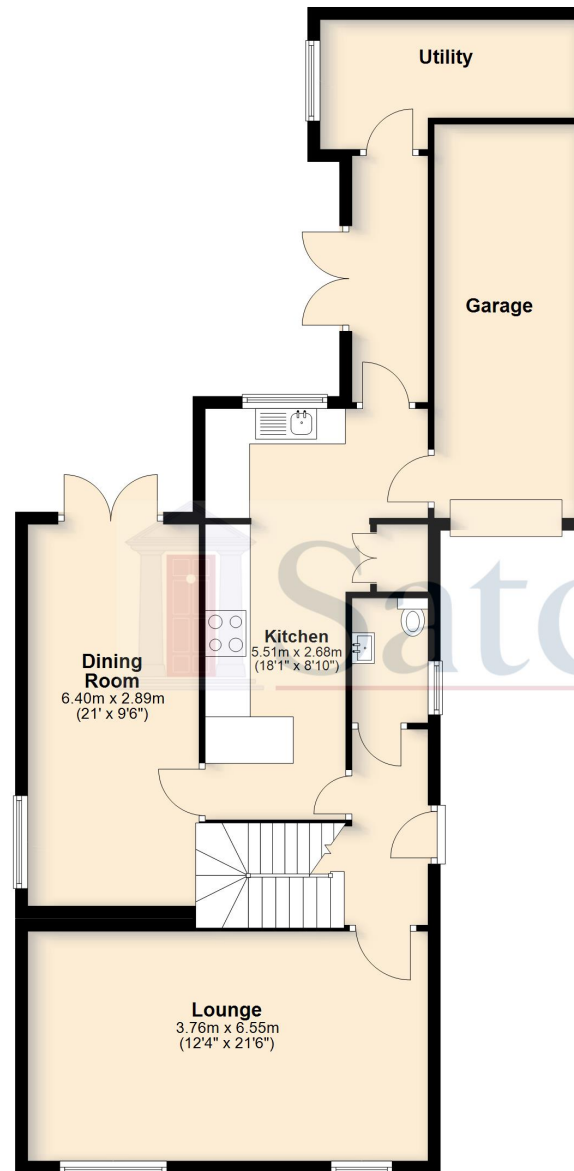




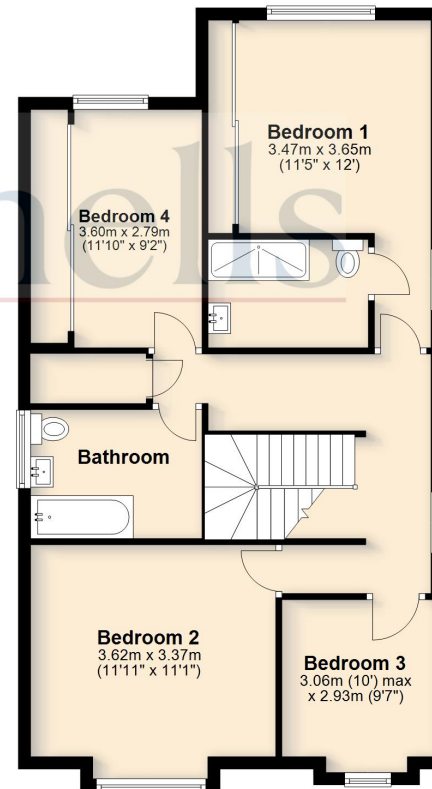
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.