



**Bell Acre, Letchworth Offers in Excess of £550,000**

Detached living brings space around you, privacy, and a sense of separation that's hard to find at this price point | The main living room has the width to handle family seating, movie nights, and everyday life without compromise | Separate rooms suit real routines - quieter evenings, working from home, or keeping life a little less open-plan | Having a flexible ground-floor room gives options as life changes, without forcing one fixed layout | Moving in doesn't mean committing to a full refurbishment; improvements can be made gradually and sensibly | The garden is private and manageable, offering outdoor space that's enjoyable rather than demanding | Storage has been built into the house in a way that supports day-to-day living rather than creating clutter | A place where children grow up with space to play and families feel comfortable staying long term | Excellent connections – trains to London in under 40 minutes, A1(M)/A505 nearby, and airports including Luton and Stansted within reach



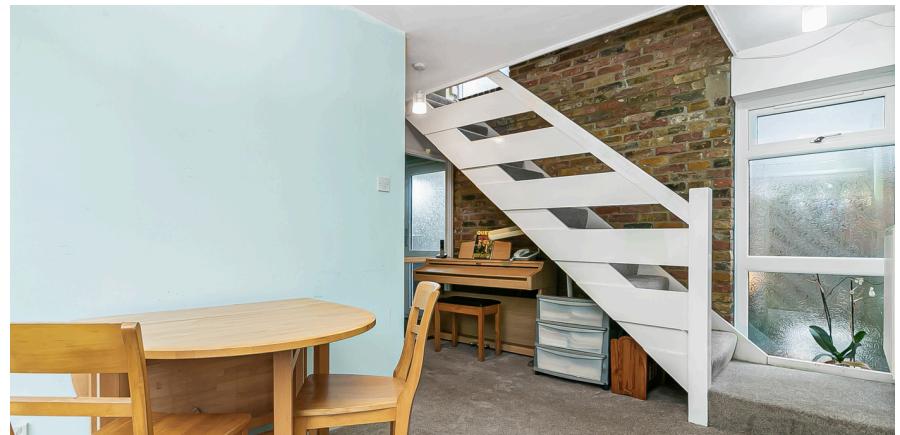
Bell Acre is a small, quiet road made up of detached homes built in the 1970s by their original owners. Rather than a uniform estate, each house was designed slightly differently, which gives the street a settled, individual feel. Most people who move here tend to stay, drawn by the space, the calm, and the sense that it's a good place to put down roots.

This home reflects that same practicality. It isn't a show home, and it doesn't try to be. Instead, it offers solid space, flexibility, and the chance to shape things over time rather than needing everything finished on day one.

The living room is wider than you might expect, with enough space for proper seating and everyday family life without feeling tight. It's the kind of room that works whether the house is busy or quiet, and one that buyers often appreciate more once they're standing in it rather than viewing it online. The dining room sits separately, which won't suit everyone - but for many buyers it's actually a plus. It creates a defined space for meals, homework, or working from home, without everything needing to revolve around one large open-plan area.

The kitchen sits alongside and is perfectly usable as it is, allowing buyers to move in and plan improvements gradually rather than feeling pressured into immediate work.

One of the most practical features is the additional ground-floor room with a shower room close by. Some buyers will see this as guest accommodation, others as a home office, hobby room, or longer-term option as needs change. It adds genuine flexibility without forcing the house into a fixed "four bedroom family home" mould.



The main bedroom benefits from a walk-in wardrobe, while the remaining rooms offer sensible options for children, work-from-home space, or storage as life evolves. Eaves storage plays a useful supporting role here, helping keep rooms clear and functional rather than cluttered.

The garden sits privately behind the house and is easy to manage - not overlooked, not overly formal, and well suited to everyday use rather than constant upkeep.

Own a car or two? There's also driveway parking and a garage, which adds practicality rather than just ticking a brochure box.

For buyers unfamiliar with Letchworth, this position works well. The town centre offers a mix of independent shops, cafés, and everyday amenities, while Letchworth Garden City station provides regular direct services into London King's Cross, making it a realistic option for commuters. Road links are straightforward too, with access to the A1(M) connecting north and south without needing to cut through town traffic. Green space is part of daily life here, with parks, commons, and walking routes nearby - one of the reasons people choose Letchworth in the first place.

This is a home that suits buyers who value location, space, and long-term potential, and who are comfortable improving and personalising at their own pace.

Bell Acre isn't about quick turnover or glossy finishes -it's about settling in and making a home work around real life.



## ADDITIONAL INFORMATION

Council Tax Band - F £3,369 P.A.

EPC - D

## GROUND FLOOR:

Living Room: Approx 21'1" x 11'10" (6.42m x 3.61m)

Kitchen: Approx 14'8" x 8'5" (4.46m x 2.56m)

Dining Room: Approx 13'9" x 7'10" (4.20m x 2.38m)

Utility Room: Approx 5'10" x 2'2" (1.79m x 0.65m)

Shower Room: Approx 6'9" x 5'9" (2.06m x 1.76m)

Bedroom 2: Approx 13'1" x 9'10" (4.00m x 3.00m)



## FIRST FLOOR:

Main Bedroom: Approx 12'5" x 12'1" (3.79m x 3.69m)

Walk-In-Wardrobe: Approx 5'10" x 4'1" (1.79m x 1.24m)

Bedroom 3: Approx 13'2" x 8'10" (4.01m x 2.70m)

Bedroom 4: Approx 8'9" x 8'4" (2.67m x 2.54m)

Bathroom: 7'5" x 6'9" (2.26m x 2.06m)



## OUTSIDE:

Gardens to front and rear

Driveway providing off road parking

Garage: Approx 29'0 x 11'2" (8.85m x 3.40m)

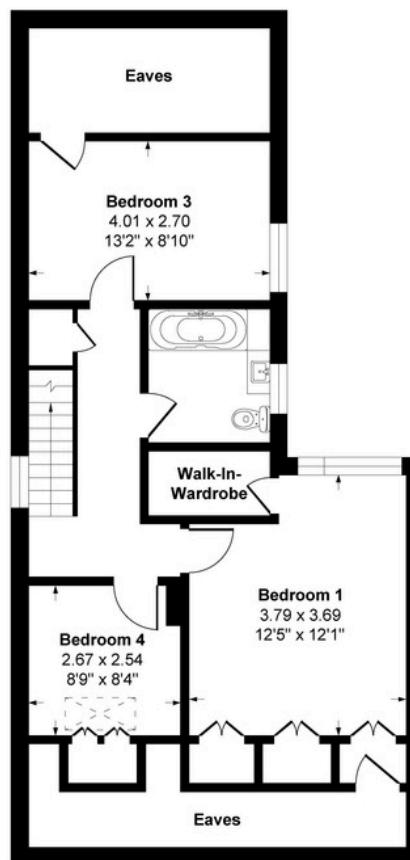
### Ground Floor

Approx. 100.7 sq. metres (1084.5 sq. feet)



### First Floor

Approx. 56.5 sq. metres (608.8 sq. feet)



Total area: approx. 157.3 sq. metres (1693.3 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





## Need to book a viewing?

If you would like to view this property please contact the team on **01462 419329** or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	75
(55-68)	<b>D</b>	69
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		