



Bell Acre Gardens, Letchworth Garden City, Hertfordshire, SG6 2BY

£630,000 Freehold













# Step Inside

## Bell Acre Gardens

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As you enter the property you are greeted by a large welcoming hallway which provides access to the rest of the property. The dual aspect kitchen/diner, overlooking the rear garden, has ample storage with space for appliances, great worktop space and tiled flooring. The lounge is a warm welcoming space with feature fireplace and box bay window. A separate dining room, WC and conservatory complete the downstairs space.

Upstairs there are four great sized bedrooms with the master having the benefit of an en-suite wet room and built-in wardrobes. The three-piece family bathroom comprising of bath with shower over, WC and wash basin complete the properties accommodation.



# About Letchworth Garden City

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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.











# Step Outside

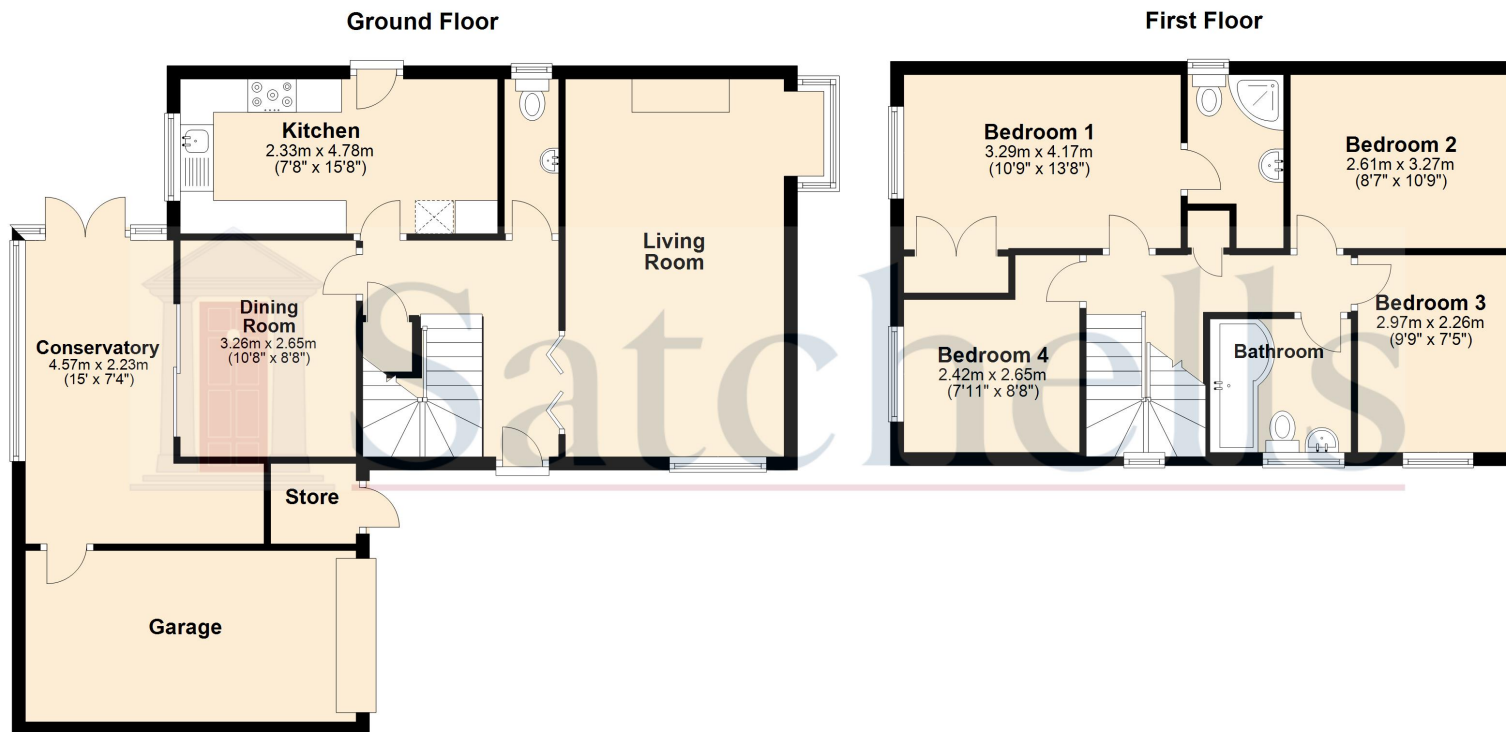
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A block paved driveway, spacious enough for two cars sits to the front of the property with a small front garden. The rear garden wraps around the property and is split into levels. The first level is great for potted plants and seating due to it being mainly patio whilst the upper level is mainly laid to lawn with mature shrubs and bushes surrounding the borders offering an extra level of privacy. The property also benefits from a garage, outdoor store room and side access.







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.



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Satchells  
Station Place, Letchworth Garden City, Hertfordshire, SG6 3AQ  
Tel: 01462 480077  
E: [letchworth@satchells.co.uk](mailto:letchworth@satchells.co.uk) <https://www.satchells.com/>

