



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





4 Bedroom Detached House

£625,000 Leasehold

Set within the highly sought-after Lordship Estate, this spacious and versatile four bedroom detached family home enjoys a peaceful position, set back from the road in a quiet, green cul-de-sac. Surrounded by open green spaces and countryside walks, the location offers the perfect balance of tranquility and convenience — with the A1(M), town centre, and mainline train station all within easy reach.

- Detached family home
- FOUR bedrooms
- Garage and driveway
- Green, cul-de-sac location
- Sought after 'Lordship' estate
- Close to town and mainline station
- Accommodates ground floor living
- Private rear garden
- Leasehold - 935 years remaining
- EPC rating C. Council tax band F

Ground Floor:**Entrance Hall:**

Tiled flooring. Storage cupboard.

Living Room:

Abt. 21' 4" x 11' 8" (6.50m x 3.56m) Carpet. Radiator. Large double glazed window overlooking greenery to the front. Second double glazed window to front aspect. Overhead and wall mounted lighting.

Dining Room:

Abt. 9' 9" x 7' 8" (2.97m x 2.34m) Carpet. Radiator. Double glazed sliding door and window to rear garden. Stairs to first floor. Double glazed window to side.

Kitchen:

Abt. 14' 6" x 8' 3" (4.42m x 2.51m) Tiled flooring. Double glazed window to rear aspect. Worktops with a range of wall and base mounted units with tiled splashback and integrated ovens, five ring gas hob, sink/drainage and extractor. Space for plumbed appliances and freestanding fridge/freezer. Breakfast bar. Spot lighting.

Bedroom Four/Family Room:

Abt. 13' 1" x 9' 8" (3.99m x 2.95m) Carpet. Radiator. Double glazed windows to side aspect. Sliding door to garden.

Shower Room:

Serving as an en-suite for bedroom four/family room. Tiled flooring. Tiled walls. Double glazed privacy window to side aspect. Heated towel rail. Wash basin. Corner walk-in shower with glass screen. WC. Extractor.

First Floor:**Bedroom One:**

Abt. 12' 8" x 12' 4" max (3.86m x 3.76m max) Carpet. Radiator. Double glazed window to garden aspect. Built-in wardrobes. Access to eaves storage. Walk-in wardrobe with plumbing to accommodate for an en-suite bathroom.

Bedroom Two:

Abt. 13' 1" x 8' 8" (3.99m x 2.64m) Carpet. Radiator. Double glazed window to side/garden aspect. Access to eaves storage.

Bedroom Three:

Abt. 8' 7" x 8' 3" (2.62m x 2.51m) Carpet. Radiator. Storage cupboard. Skylight window.

Bathroom:

Tiled floor. Tiled walls. Double glazed privacy window to side aspect. Vanity unit with integrated wash basin and WC. 'P' shaped bath with mixer taps, wall mounted shower and glass screen. Heated towel rail.

Outside:**Front Garden:**

Sets property back from the pathway. Mostly laid to lawn with established planting and pathway to side gate. Tarmacked driveway to side of property leading to garage and front door.

Rear Garden:

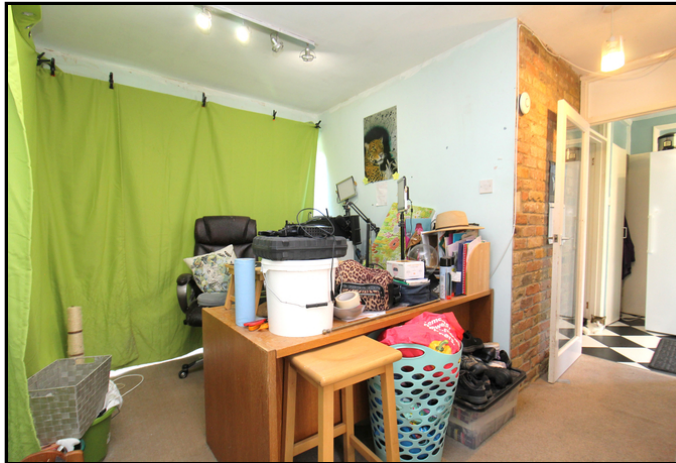
Mostly laid to lawn and enclosed with fencing and established hedging. Enjoys sun throughout the day and is not overlooked. Access to garage and side gated access. Patio spaces to side and rear.

Garage:

Abt. 28' 5" max x 11' 4" (8.66m max x 3.45m) Brick built and partly adjoined to the property with power, lighting, up and over door and Upvc door and window to garden.

Additional Information:**Agents Note:**

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

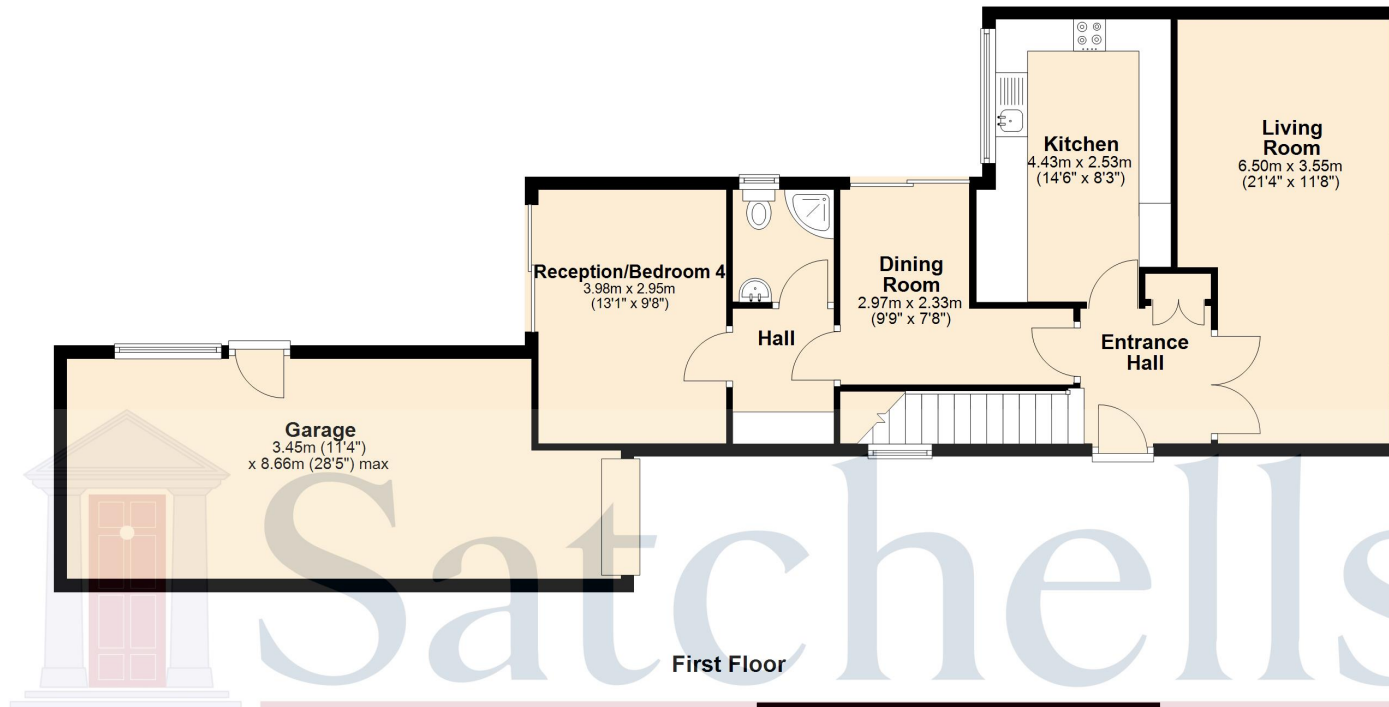




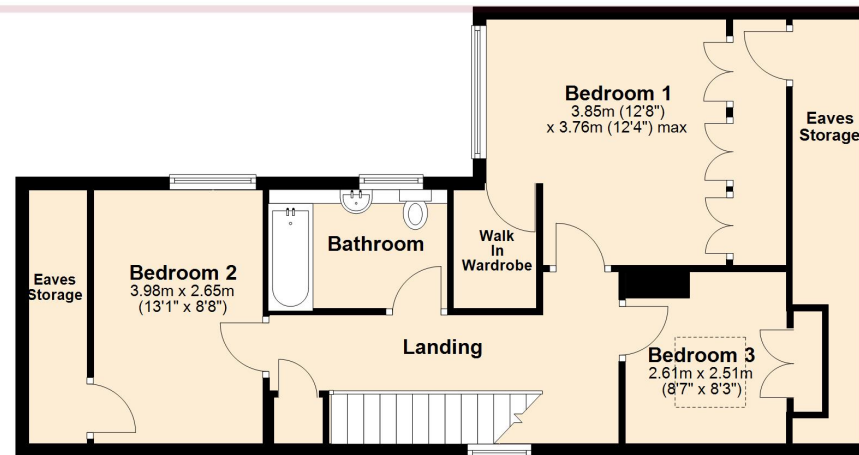
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



Ground Floor



First Floor



For illustration 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.