



82, Pix Road

Letchworth Garden City,  
Hertfordshire, SG6 1PY

£500,000

country  
properties

A spacious three bedroom end terrace family home offered with vacant possession and no upper chain. The property is located within easy walking distance of the town centre, train station and a number of popular schools.

On the ground floor the property has a lounge and separate dining room, fitted kitchen, conservatory and shower room. On the first floor there are three bedrooms and a bathroom. Outside there is a private 60ft rear garden.

Internal viewing comes highly recommended to fully appreciate this family home.

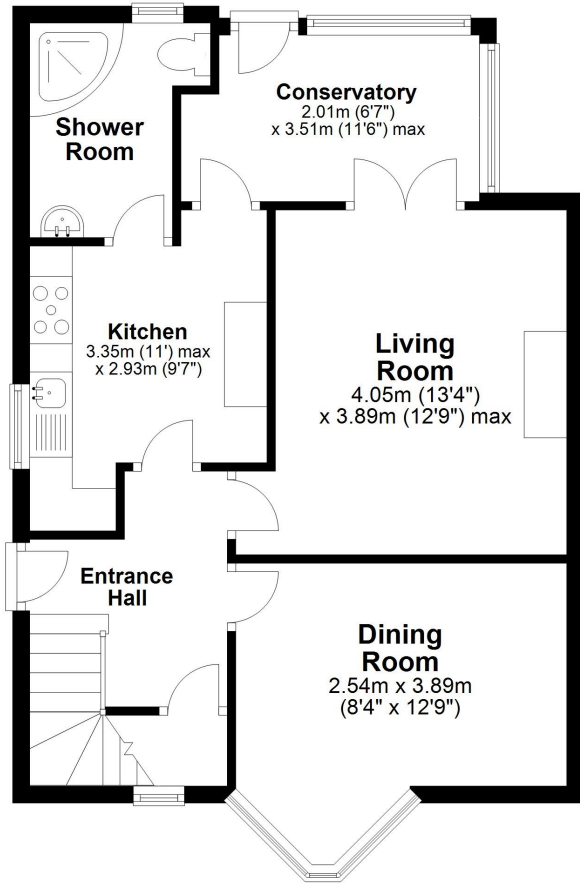
- Freehold.
- Offered with vacant possession - no upper chain.
- Double glazed windows and gas central heating.
- Lounge, separate dining room and conservatory.
- Fitted kitchen with space for a Range Style Oven.
- Ground floor shower room.
- Three good size bedrooms and a first floor bathroom.
- Large 60ft rear garden.





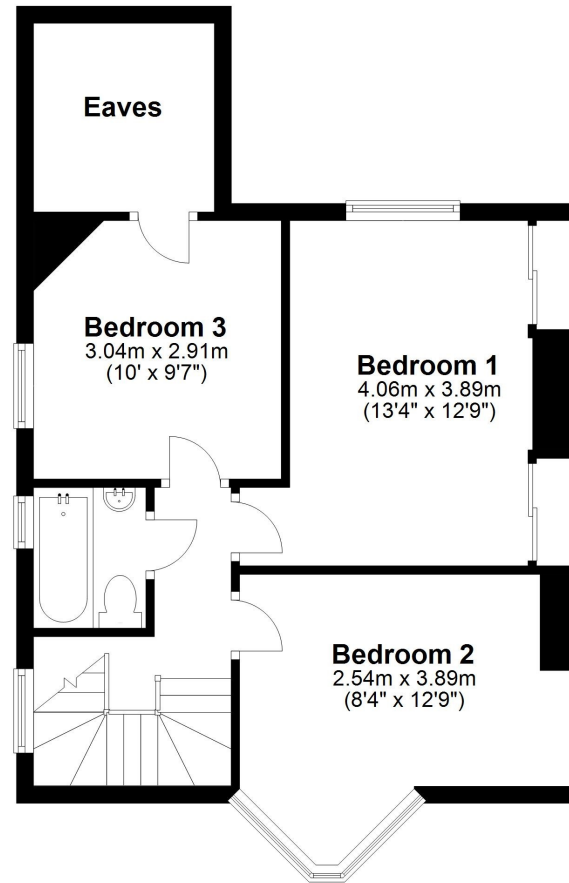
## Ground Floor

Approx. 54.0 sq. metres (580.9 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 100.9 sq. metres (1086.4 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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