



159, Pixmore Way

Letchworth Garden City,
Hertfordshire, SG6 1QT
Offers in Excess of £550,000

country
properties

An extended three bedroom mid terrace family home with an impressive kitchen/family room overlooking the South facing rear garden. The town centre and train station are both within easy walking distance.

On the ground floor is an entrance porch and hall, cloakroom, home office/playroom, lounge and a large kitchen/family room overlooking the rear garden. On the first floor bedroom one has a large walk in wardrobe, there are two further bedrooms and a modern four piece bathroom suite. Outside at the front there is off road parking for a couple of vehicles and the rear garden is South facing with a large Summer House.

Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live.

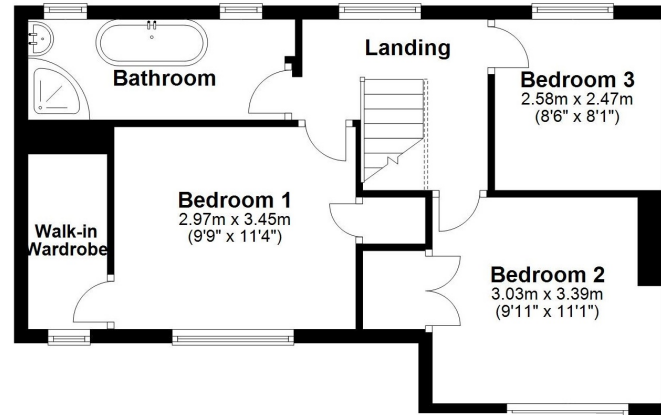
- Located within easy walking distance of the town centre, train station and popular local schools
- Internal viewing is highly recommended to appreciate this property
- Extended on the ground floor to provide an impressive kitchen/family room overlooking the rear garden.
- Gas central heating and double glazed windows
- Off road parking for a couple of vehicles
- Large South facing rear garden.
- Leasehold - 999 year lease from 1919 with 895 years remaining. Peppercorn ground rent.







Ground Floor
Approx. 74.0 sq. metres (796.6 sq. feet)



First Floor
Approx. 46.0 sq. metres (494.7 sq. feet)

Total area: approx. 120.0 sq. metres (1291.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(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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