



**Pix Road, Letchworth Offers in Excess of £300,000**

Ideal for those starting out, starting over or scaling back – a flexible home that works for life now and adapts with you over time | Private porch entrance adds that extra buffer from the road – and makes space for shoes, coats, and muddy paws | A welcoming living room with space for your full furniture setup – ideal for curling up with a book or hosting friends without feeling cramped | Rear kitchen/diner that connects well to the garden – a natural social hub whether you're rustling up dinner or chatting over breakfast | Two comfortable bedrooms – the main spans the full width of the house, and the second works perfectly as a nursery, guest room or work-from-home setup | Clean and simple upstairs bathroom – with natural light, full-size bath and overhead shower, ideal for busy mornings or a slow soak in the evening | Long rear garden with a paved patio, lawn and space to grow or play – perfect for green-fingered buyers or those just wanting a peaceful outdoor escape | Driveway parking to the front – no worrying about squeezing into tight on-street spaces after a long day. Fitted EV charging point – already in place and future-proofed for modern living | Brilliant location – around 13 minutes on foot to the town centre, cafés and mainline station for quick links to London | Great road links - short drive to A1(M) , M1 and A10 nearby. 30 mins to London Luton Airport



Looking for a manageable home that doesn't feel like a compromise? This characterful two-bedroom cottage sits less than half a mile from the town centre, offering a great blend of walkable convenience, private outdoor space, and just the right amount of room for a fresh start or a new chapter.

The living room offers more space than you might expect at first glance — there's room for a full-size sofa, a couple of armchairs and a sensible furniture layout without it feeling tight. The neutral finish keeps things bright and easy to personalise, and the porch at the front gives a bit of breathing space from the street — ideal for coats, shoes, or muddy boots after a walk.

At the rear, the kitchen/diner opens out to the garden and makes great use of the space on offer – with room to cook, eat and chat all in one go. There's plenty of storage and prep area for everyday meals or something more adventurous, and a small rear hallway leads out to a surprisingly generous garden.

A long, private plot that's genuinely usable - a paved patio creates the ideal spot for summer barbecues or a quiet evening drink, with the lawn beyond offering room for pets, play or pottering. There's space here for raised beds, a trampoline, or just stretching out in the sun – and a handy shed for tools or bikes too.

When it's time to relax, the main bedroom spans the width of the home and comfortably fits a large bed and wardrobes – a calm space to unwind at the end of the day. The second bedroom makes an ideal guest room, nursery, or home office – offering flexibility as your lifestyle changes. A neat bathroom completes the upstairs layout, with natural light, full-sized bath, and an overhead shower for daily practicality.

Own a car? There's off-road parking to the front, plus an electric vehicle charging point – ideal for modern living and avoiding the usual street-parking scramble.

The location offers all the Letchworth staples – easy access to Norton Common and The Greenway, a 13-minute stroll to the station for London trains in around 40 minutes, and great local schools and nurseries nearby. Whether you're starting out, starting over, or simply simplifying things, this is a home that gives you the lifestyle you want without the compromises you don't.

So why wait? Give the friendly team at Leysbrook a call today and book your viewing - this home won't be on the market for long!

**| ADDITIONAL INFORMATION**

Council Tax Band - B

EPC Rating - C

**| GROUND FLOOR**

Living Room: Approx 14' 5" x 11' 0" (4.39m x 3.35m)

Kitchen / Diner: Approx 14' 4" x 8' 5" (4.37m x 2.57m)

**| FIRST FLOOR**

Bedroom One: Approx 14' 5" x 10' 11" (4.39m x 3.34m)

Bedroom Two: Approx 8' 6" x 8' 0" (2.58m x 2.43m)

Bathroom: Approx 6' 0" x 4' 11" (1.83m x 1.50m)

**| OUTSIDE**

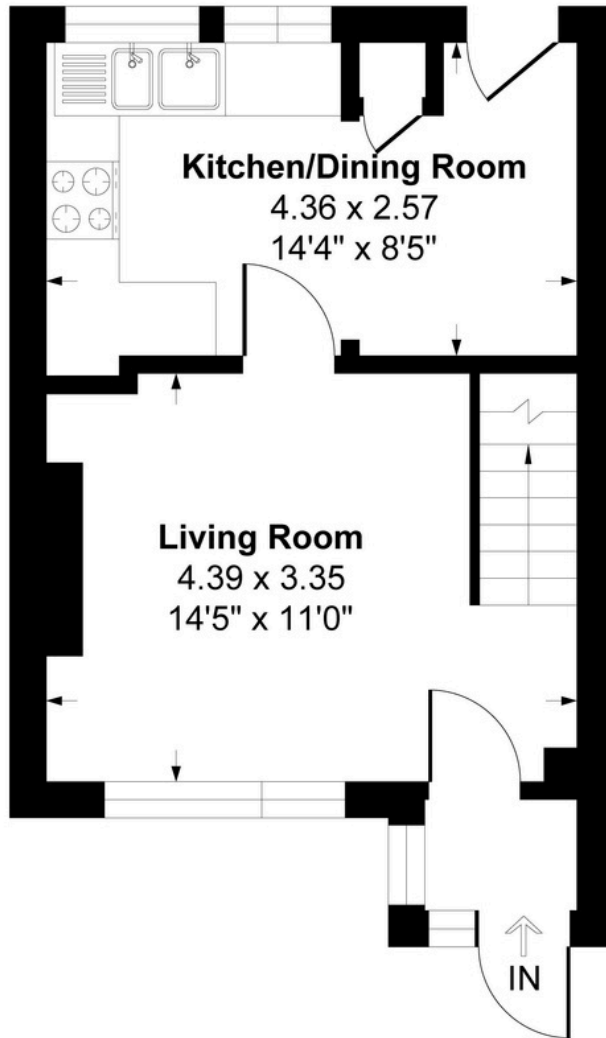
Off road parking to the front

East facing rear garden with gated access



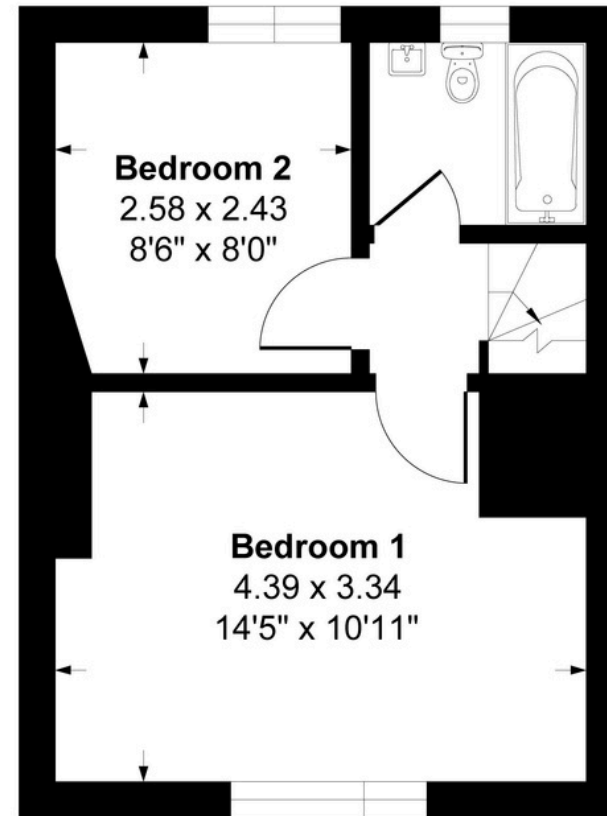
## Ground Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



## First Floor

Approx. 26.4 sq. metres (284.8 sq. feet)



Total area: approx. 54.2 sq. metres (583.9 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	