



10 Pix Road, Letchworth Garden City, Hertfordshire. SG6 1PX







## 3 Bedroom Terraced House

### £425,000 Freehold

Set on the popular Pix Road in Letchworth Garden City, this well-presented Three-bedroom mid-terraced home offers a smart blend of modern living, character features, and future potential.

Step into the cosy front living room where a charming working fireplace sets the tone, perfect for curling up on cooler evenings and adding a touch of character to this welcoming space. To the rear, the ground floor opens up into a spacious open-plan kitchen and dining area, ideal for both everyday living and entertaining. This light-filled space leads through to a versatile studio area, offering the perfect setup for a conversion into a third bedroom, depending on your lifestyle needs. The heart of the home lies in the stylishly updated kitchen, fitted just two years ago, blending modern convenience with tasteful design.

Upstairs, you'll discover a spacious double bedroom and a sleek, contemporary family bathroom, also installed two years ago and access to the stairs leading to the beautifully converted loft, which has been transformed into a bright and airy master bedroom.

Step outside into the private rear garden, a tranquil oasis, ideal for summer barbecues, morning coffees, or simply soaking up the sunshine in your own slice of outdoor space.

- Three bedrooms
- Loft conversion
- Modern kitchen and bathroom (installed in 2023)
- Living room with working fireplace
- Mid-terrace layout across two storeys
- Modernised throughout
- Freehold
- Awaiting EPC. Council tax band B

## **Ground Floor**

### **Entrance:**

Wooden flooring, door to living room

### **Living Room:**

Abt. 13' 5" x 12' 6" (4.09m x 3.81m) Working fire place, bay window that is double glazed, mounted shelving, access to open plan kitchen, wooden flooring, blinds, storage cupboard.

### **Kitchen/Diner:**

Abt. 8' 4" x 11' 1" (2.54m x 3.38m) Laminate flooring, spotlights, double glazed windows, Velux windows, tiled splashback, induction fan, worktops with a range of wall and base mounted units with integrated oven, sink/drainage, stairs leading to the first floor.

### **Bedroom Three:**

Abt. 12' 6" x 5' 3" (3.81m x 1.60m) Carpet, double glazed window, space to turn into a third bedroom if needed.

## **First Floor**

### **Landing:**

Carpet, access to bathroom, bedroom two and stairs to principal bedroom. Built in storage space.

### **Bedroom Two:**

Abt. 11' 10" x 9' 2" (3.61m x 2.79m) Carpet, double glazed window, blind shutters, feature fire place.

### **Bathroom:**

Feature fire place, tile backsplash, free standing bath with shower attachments. Double glazed window, WC, hand basin with fitted storage units, tiled flooring.

## Second Floor

### Principal Bedroom:

Abt. 9' 3" x 13' 4" (2.82m x 4.06m) Carpet, double glazed Velux windows.

## Outside

### Back Garden:

Decking entertainment space, vegetable patches, steps leading to the grass area with back gate.

## Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.



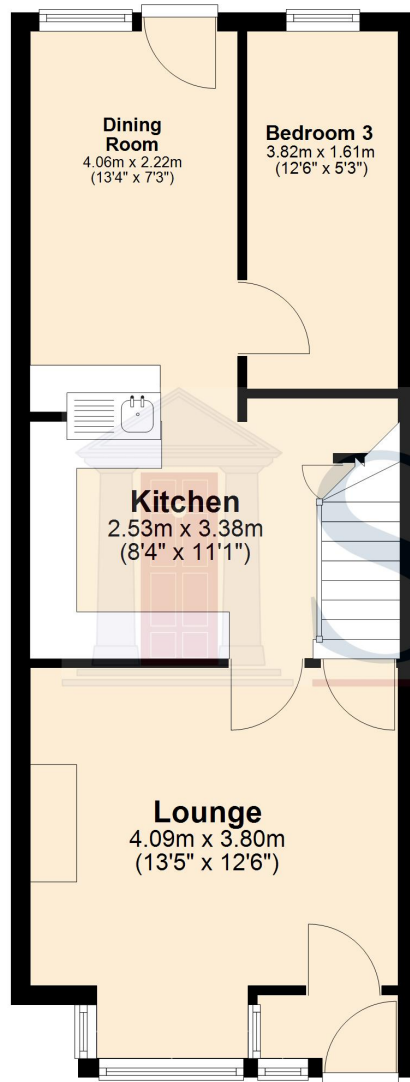




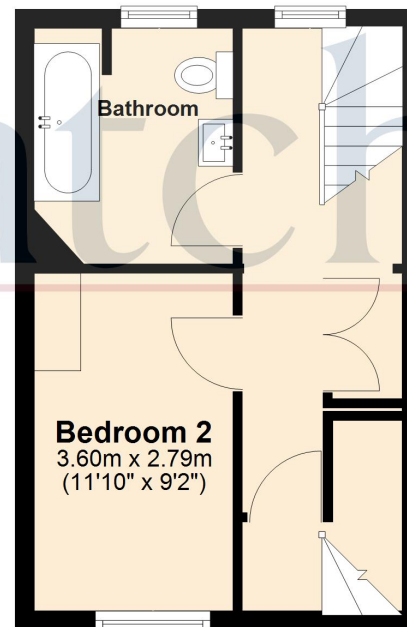
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



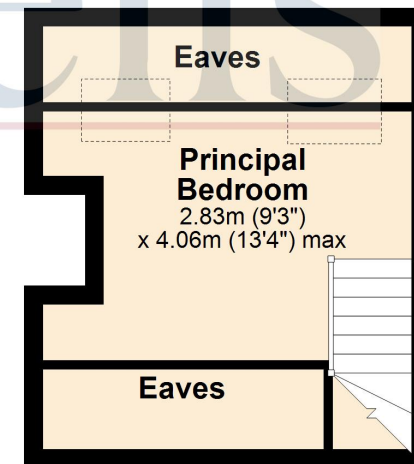
## Ground Floor



## First Floor



## Second 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.