



167, Pixmore Way

Letchworth Garden City,
Hertfordshire, SG6 1QT

£495,000

country
properties

An impressive three bedroom family home located within easy walking distance of the Town Centre & Main Line Train Station with links to both London's Kings Cross & Cambridge.

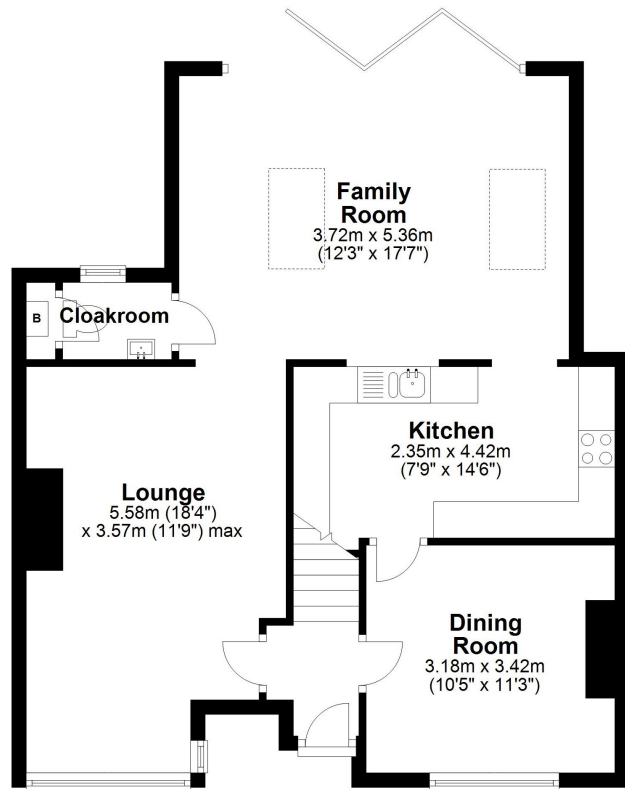
The property is presented in first class condition throughout. On the ground floor there is a spacious lounge with a solid fuel burner, separate dining room and a fitted kitchen with integrated oven and hob. A real feature of the ground floor is the large family room with bi-folding doors overlooking the South facing rear garden. On the first floor are three good size bedrooms and a family bathroom. Outside there is off road parking for a couple of vehicles and a large South facing rear garden.

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 and railway station.
- Offered with vacant possession and no upper chain.
- Spacious lounge with solid fuel burner and a separate dining room.
- Fitted kitchen with integrated oven and hob.
- Large family room with bi-folding doors overlooking the rear garden.
- Ground floor cloakroom.
- Double glazed windows and gas central heating.
- Large South facing rear garden.
- Leasehold - with 895 years remaining. No service charge or ground rent.
- Two double bedrooms and a large single bedroom.

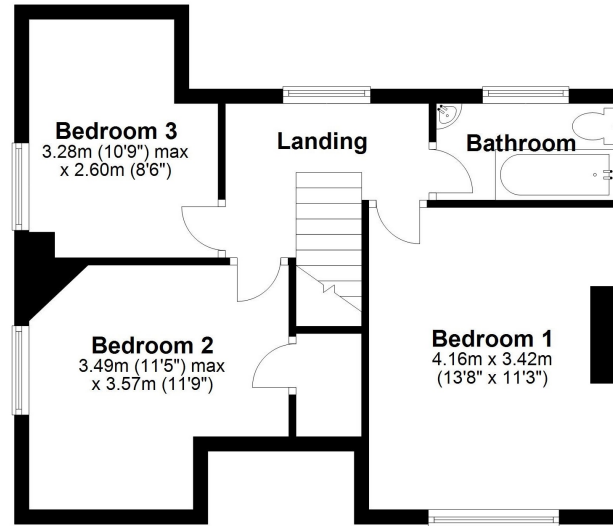






Ground Floor
Approx. 67.3 sq. metres (724.3 sq. feet)

Total area: approx. 112.4 sq. metres (1209.4 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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