102 Pixmore Way, Letchworth, SG6 3TR

Lane& BENNETTS

102 Pixmore Way
Letchworth Garden City
Hertfordshire
SG6 3TR

Lane & Bennetts are absolutely delighted to bring to market this stunningly renovated early Garden City home, decorated sympathetically with a blend of modern and mid century design throughout. This home has been renovated and updated throughout by the current owners. The property has well proportioned rooms both on the ground and first floors. The dual aspect lounge features a period fireplace and has doors leading to the paved entertaining area to the rear of the property. The dining room overlooks the front garden and leads into the renovated kitchen complete with open pantry, butler sink and integrated appliances. The 'stable' back door opens onto the spacious patio area hosting BBQ, lounge area and pergola covered dining. The first floor has three good-sized bedrooms, all with built-in storage. There is a modern, fully tiled shower room with heated towel rail. Outside, the garden is landscaped and low maintenance, with mature shrubs, discreet bin storage and useful summer house fully supplied with light, power & storage.

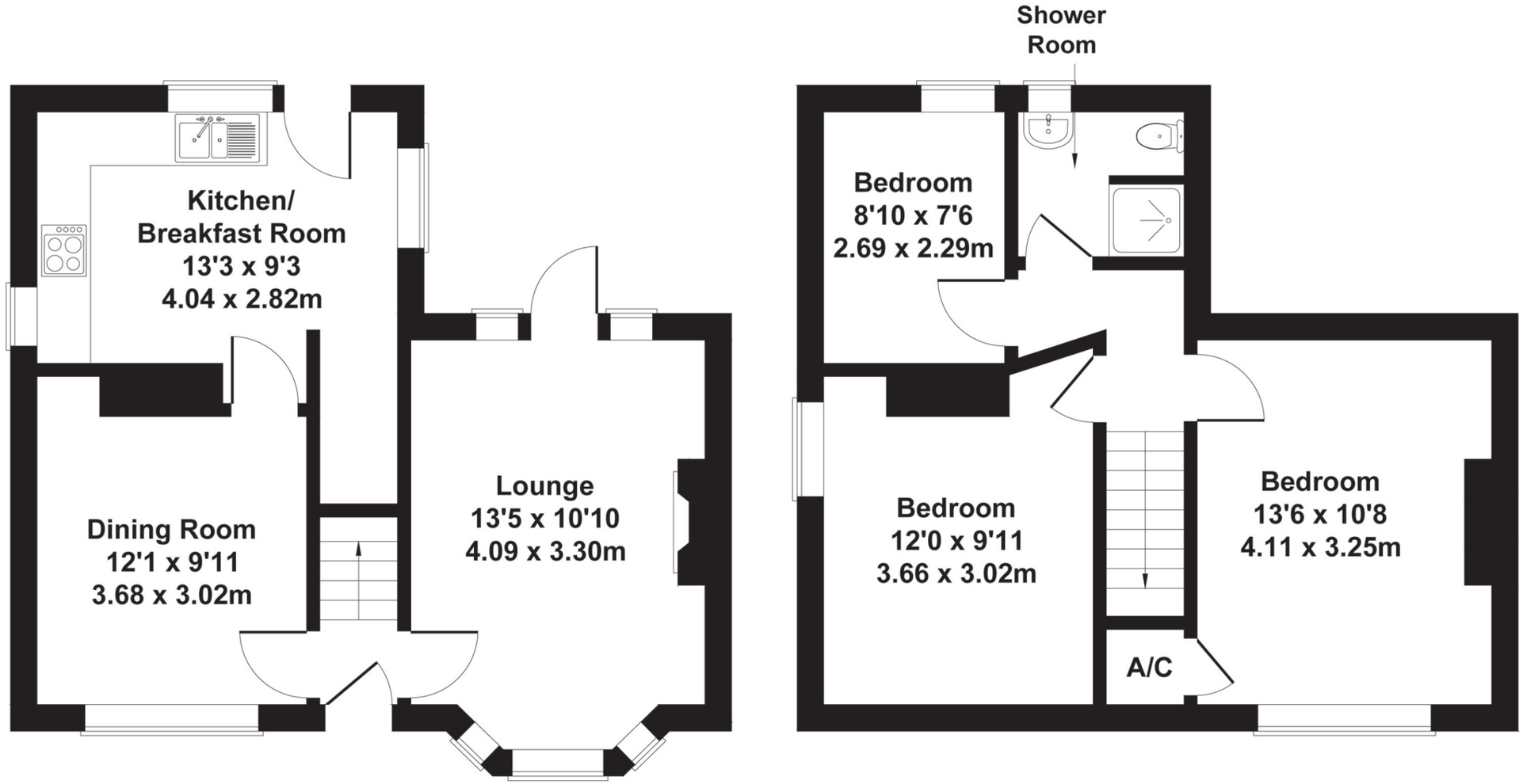
KEY FEATURES

- *THREE BEDROOM SEMI-DETACHED HOME*
- *'PICTURE PERFECT' 1907 BENNETT & BIDWELL DESIGN*
- *TWO CHARACTERFUL RECEPTION ROOMS*
- *BEAUTIFULLY PRESENTED & HIGH SPECIFICATION*
- *TRIPLE ASPECT KITCHEN WITH INTEGRATED APPLIANCES*
- *PAVED REAR 'ENTERTAINING' GARDEN*
- *LANDSCAPED FRONT & SIDE GARDENS WITH SUMMER HOUSE*
- *UPSTAIRS MODERN SHOWER ROOM*
- *EASY ACCESS TO A1M*
- *3 MINUTES WALK TO TOWN & 6 MINUTES WALK TO STATION*

Leeds
United Kingdom

102 Pixmore Way

Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022

For Illustrative Purposes Only.

AGENTS NOTES

SERVICES
Gas, Electric, Water & Broadband.

TENURE
Freehold

COUNCIL TAX BAND
Band E

LOCAL AUTHORITY
North Herts District Council

DIRECTIONS
From the A1M take Junction 9 for Letchworth, then taken the A505 towards Letchworth.

Continue straight at Letchworth Gate roundabout, taking the 3rd exit.

At the next roundabout take the 2nd exit onto Pixmore Way. Continue straight and take the 2nd exit to stay on Pixmore Way. The property is on your right at the corner with Lytton Avenue.

VIEWING APPOINTMENTS
Accompanied viewings, strictly by scheduled appointment only.

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31 Station Road,
Letchworth Garden City,
Hertfordshire
SG6 3BB

t: 01462 671000
: @lane_bennetts
e: letchworth@laneandbennetts.co.uk
w: www.laneandbennetts.co.uk

AREA INFORMATION

LETCHWORTH GARDEN CITY

The location of this fabulous home is particularly key, being such a short walk from station & town centre, and easy walking distance to the much sought after independent schools of St. Francis and St. Christopher's, also to the highly rated Highfield school or local primary schools. Leisure & sports interests are also well catered for as within a mile you can choose between Letchworth Garden City's renowned golf club, Letchworth Tennis club, the Letchworth Cricket & Hockey clubs and Nuffield Health gym & spa.

The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, brewery, 50m Outdoor Lido - nestled in the beautiful Norton Common, open green spaces and the Letchworth Greenway - a 13.6 mile a circular guided path - perfect for running, cycling and walking. Letchworth Garden has all of this, yet is only 29 minutes from Kings Cross & St. Pancras, 28 minutes to Cambridge, whilst the A1(M) is a few minutesÕ drive, and London Luton Airport 25 minutes away.

Nearby, there are the market towns of Hitchin and Baldock with their array of independent shops, cafes and restaurants.

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IMPORTANT NOTICE:
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchases should check the accuracy of the measurements themselves.