



**Pixmore Way, Letchworth Offers in Excess Of £400,000**

**FIRST TIME BUYER / YOUNG COUPLE** - looking for **SPACE** for your family to grow? **NO STAMP DUTY** for First Time Buyers up to £425k. **NO UPWARD CHAIN** - Possible **QUICK MOVE** | Are you **DOWNSIZING** from a large property but don't want to compromise on space. Is a central location important to you - station and shops on your doorstep? | Three good sized bedrooms - great for a growing family. For those working from home the third bedroom could provide an office space | Utility bills a worry? - GCH controlled by a Nest Smart Thermostat and uPVC double glazed windows will save you money **AND** give you lots of control over your heating | Great sized living room with wooden flooring - no need to worry about stains to carpets. Log burner ideal for cozying up on colder winter evenings | Dining room with ample space for large table and chairs - ideal for entertaining family and friends | Downstairs toilet - ideal for busy families and no need for guests to go upstairs for the bathroom | Great size rear garden with gated access to rear. Ideal space for summer months - **BBQ's / Garden parties** or just to relax and read a book | Imagine your leisurely stroll to your favourite cafe in town at the weekend or visits to the Green Space of the Common and Outdoor activities - swimming pool / tennis etc | Within half a mile of 5 **GOOD / OUTSTANDING** Ofsted rated **PRIMARY SCHOOLS** and a mile of 4 **SECONDARY SCHOOLS** |



Is location and convenience a priority for you? Are you Looking for a cottage style characterful home that won't break the bank? Look no further than this charming 3 bedroom Early Garden City property! Looking to downsize to a more manageable home without sacrificing on space or style? This property will suit a range of buyers and offers the perfect balance of comfort, convenience and charm.

The living room is a great space with neutral modern décor, log burner (ideal for cozying up on colder winter evenings) and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style. The wooden flooring not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living. Whether you have pets or children, you can rest assured that spills and messes can be easily wiped away.

A great sized dining room provides the perfect space for entertaining family and friends and there is ample room for a large table and chairs.



Downstairs, you'll find a toilet - ideal for busy families who need to get ready in a hurry and there's no need for guests / visitors to go upstairs to the bathroom.

The kitchen, is a neutrally decorated space with modern units and contrasting splashbacks with lots of natural light from the window and the lovely stable door connecting you to the garden. Ideal for aspiring chefs and equipped with everything you need to whip up a delicious meal. And with plenty of storage space and work surfaces, you'll never have to worry about clutter or cramped cooking conditions.

Upstairs, you'll find a large main bedroom with lots of built in wardrobe space and a generously proportioned second bedroom also with a built in cupboard. The third bedroom is an ideal nursery for those wanting to start a family and for those working from home it is a great office space.

A modern bathroom provides the space to unwind with a relaxing soak after a long hard day, or an invigorating shower in the morning.

But that's not all - outside, there is a great sized mature garden with both lawn and patio areas, perfect for hosting summer barbecues or just enjoying a glass of wine on a warm evening. There is even hard standing for a shed / space for a summer house. You can also access the garden through a gate to the rear.

And with great local schools and green spaces like the Greenway and Norton Common just a stone's throw away, there's plenty to keep you and your family occupied all year round. Letchworths mainline station is just half a mile away and you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) serves the town well and takes you North and South.

**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 - C

EPC Rating - D

### | GROUND FLOOR

Living Room: Approx. 14' 2" x 11' 4" (4.32m x 3.45m)

Kitchen: Approx. 10' 8" x 6' 9" (3.25m x 2.06m)

Dining Room: Approx. 10' 7" x 11' 4" (3.23m x 3.45m)

Downstairs Cloakroom: Approx 5' 4" x 2' 11" (1.63m x 0.89m)

### | FIRST FLOOR

Bedroom One: Approx. 13' 3" x 11' 3" (4.04m x 3.43m)

Bedroom Two: Approx. 11' 8" x 11' 3" (3.56m x 3.43m)

Bedroom Three: Approx. 9' 4" x 7' 1" (2.84m x 2.16m)

Bathroom: Approx 7' 8" x 7' 0" (2.34m x 2.13m)

### | OUTSIDE

Good sized rear garden with patio area and lawn





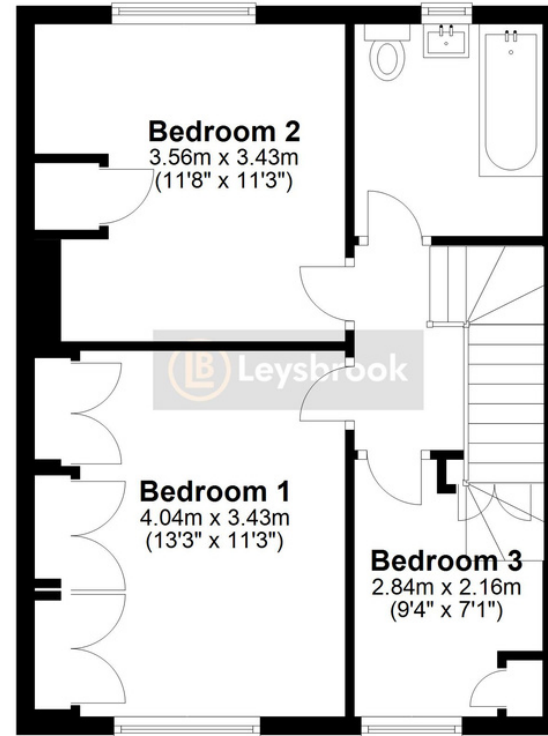
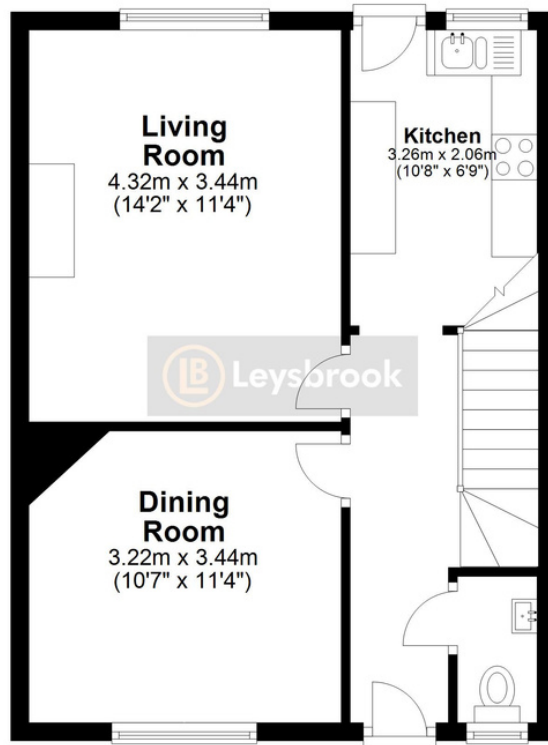
### Ground Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



### First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 86.2 sq. metres (927.6 sq. feet)

Created by Leysbrook 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, systems and appliances shown have not been tested and no guarantee of 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>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</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 