

50, Pix Road

Letchworth Garden City,
Hertfordshire, SG6 1PX

£510,000

country properties

Impressive three bedroom family home within easy walking distance of the town centre, train station and local schools. Internal viewing comes highly recommended to appreciate this property. Two separate reception rooms and a large fitted kitchen. Ground floor bathroom and first floor bathroom. Three good size bedrooms. Gas to radiator central heating. Off road parking at the front and scope for further parking at the rear. Enclosed rear garden.

- Easy walking distance of the Town Centre, Train Station and a number of local schools.
- Double fronted character home.
- Internal viewing comes highly recommended.
- Modern fitted kitchen with intergrated double oven and hob.
- Modern first floor bathroom suite and a separate ground floor shower room.
- Gas to radiator central heating and new double glazed windows,
- Private enclosed rear garden.
- Off road parking at the front.
- Freehold

Ground Floor

Entrance Hall

Stairs to the first floor. Parquet floor.

Lounge

4.17m x 3.32m (13' 8" x 10' 11")
Open fireplace with attractive surround. Parquet flooring. Double glazed window to the front aspect. Radiator.

Dining Room

3.34m max x 3.35m (10' 11" x 11' 0")
Stripped floorboards. Double glazed window to the front aspect. Radiator.

Kitchen

1.98m x 6.20m (6' 6" x 20' 4")
Fitted in a range of matching bespoke units providing ample storage space throughout. Inset twin bowl sink unit. Integrated double oven and five ring gas hob. Plumbing for dishwasher and washing machine. Large pantry cupboard with light. Tiled floor. Double glazed window to the rear aspect.







Ground floor Shower Room

A modern three piece suite comprising a low level wc, vanity wash basin with cupboard under and a large walk in shower with glass screen and modern tiling. Tiled floor with underfloor heating. Double glazed window to the side aspect.

First Floor

Landing

Skylight. Doors to all rooms.

Bedroom 1

4.25m max x 3.33m (13' 11" x 10' 11")
Double glazed window to the front aspect. Exposed floorboards. Radiator. Overstairs cupboard with wall mounted gas boiler. This room is currently being used as a Home Office by the current owners.

Bedroom 2

3.34m x 3.34m (10' 11" x 10' 11")
Double glazed window to the front aspect. Exposed floorboards. Radiator. Access to the loft space.

Bedroom 3

2.82m max x 4.35m (9' 3" x 14' 3")
Double glazed window to the rear aspect Radiator.

Bathroom

A modern three piece suite comprising a low level wc, wash basin and bath with tiled side and matching tiled walls. Tiled floor. Heated towel rail. Double glazed window to the rear aspect.

Outside

Front Garden

Block paved parking for a couple of vehicles. Pathway to the front door. Pear tree.

Rear Garden

Adjacent to the rear of the property is a large patio area. The remainder of the garden is tiered and laid to lawn with trees and shrubs and exposed railway sleepers. There is a dropped kerb at the side of the garden offering scope for extra parking.

Agents Note

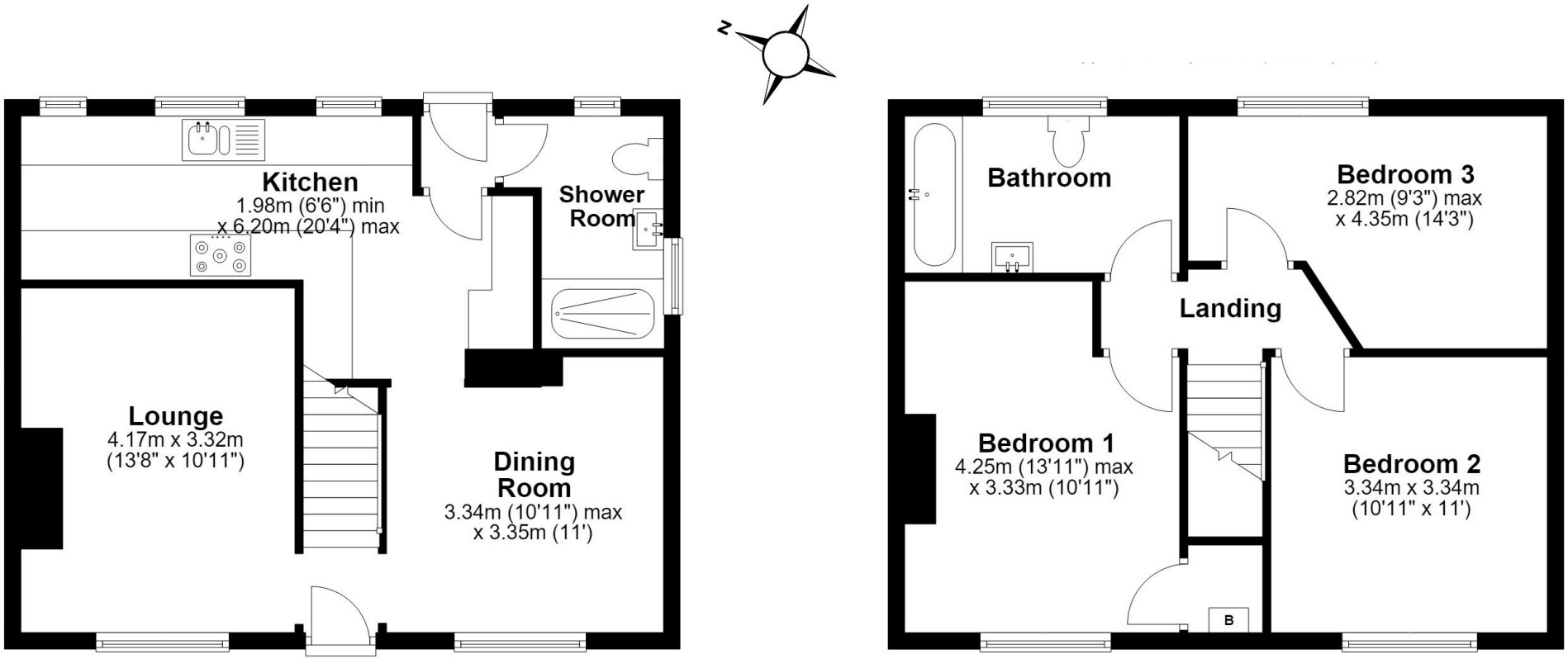
The property is Freehold.











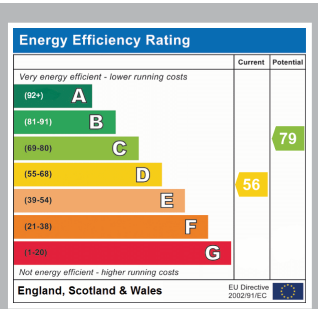
Ground Floor

Approx. 48.5 sq. metres (522.2 sq. feet)

First Floor

Approx. 48.6 sq. metres (523.2 sq. feet)

Total area: approx. 97.1 sq. metres (1045.4 sq. feet)



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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