



88 Pixmore Way • Letchworth Garden City • Hertfordshire • SG6 3TP

Guide Price £850,000

Charter Whyman

TOWN & VILLAGE HOMES











# OUTSTANDING EARLY GARDEN CITY SEMI DETACHED HOME BEAUTIFULLY PRESENTED CONVENIENTLY CENTRAL CORNER PLOT

## THE PROPERTY

This exceptionally fine example of the early Garden City style was designed in 1909 by the architectural partnership of Underwood & Kent and built in 1911, at which time it was known as 'Melverley'. It has been very well updated and improved without in any way detracting from its original charm and character and now provides a delightful family home.

The ground floor includes two good reception rooms, a modern open-plan kitchen and breakfast room, utility room and a cloakroom/WC with space and plumbing for an additional shower, if required. There are three double bedrooms, one with an en suite, plus a family bathroom with both shower and bath, on the first floor.

The semi is of solid brick construction, part roughcast rendered and timbered externally, under a pitched tile roof and benefits from uPVC double-glazed windows and gas fired central heating.

## THE OUTSIDE

The house is set in a corner plot measuring approximately 100' by 55' (30.5m x 16.17m) overall, The front garden is screened by hedges and laid to lawn with herbaceous beds and ornamental shrubs and trees. To the side is a shingle forecourt accessed from Gernon Walk and providing good off-street parking.

The rear garden is some 37' in depth and wraps around to the side of the house. The garden is laid to lawn with block paved paths and paved patios, herbaceous borders, raised bed, ornamental shrubs and holly tree. Timber garden shed and timber summerhouse, currently used as a gym.

## THE LOCATION

The house is very conveniently located, a mere 200 yards to the south of the town centre and within a third of a mile of the mainline railway station. Letchworth Garden City is on London to Cambridge mainline with the fastest service to King's Cross taking only 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1(M) is a mile and a half away by car.

Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent schools, shops, leisure facilities and green open spaces.





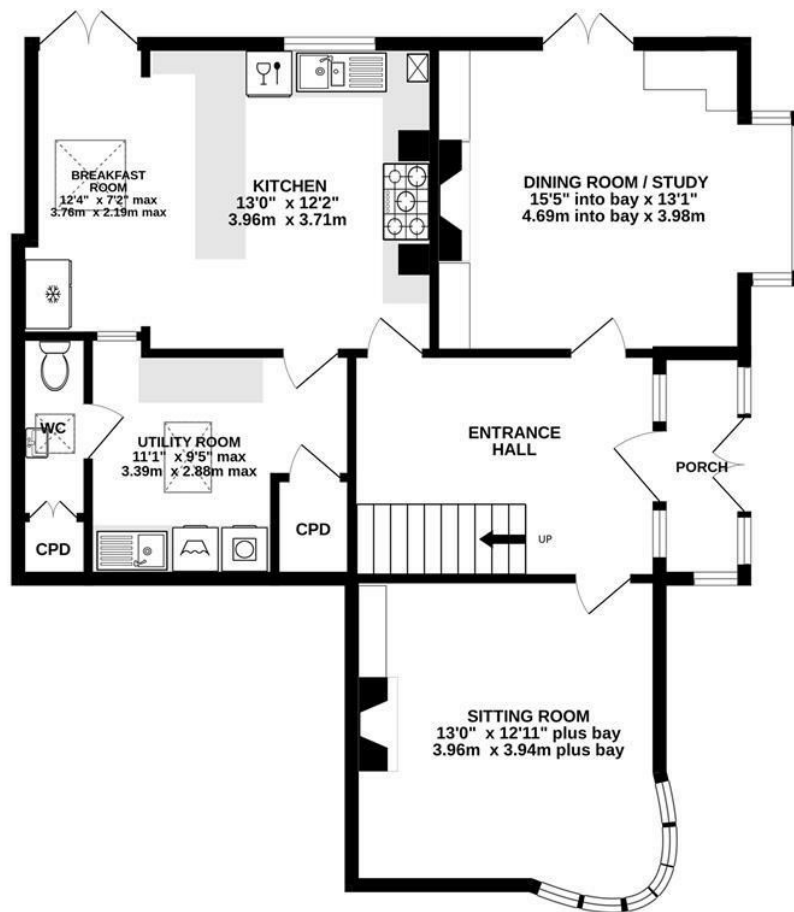




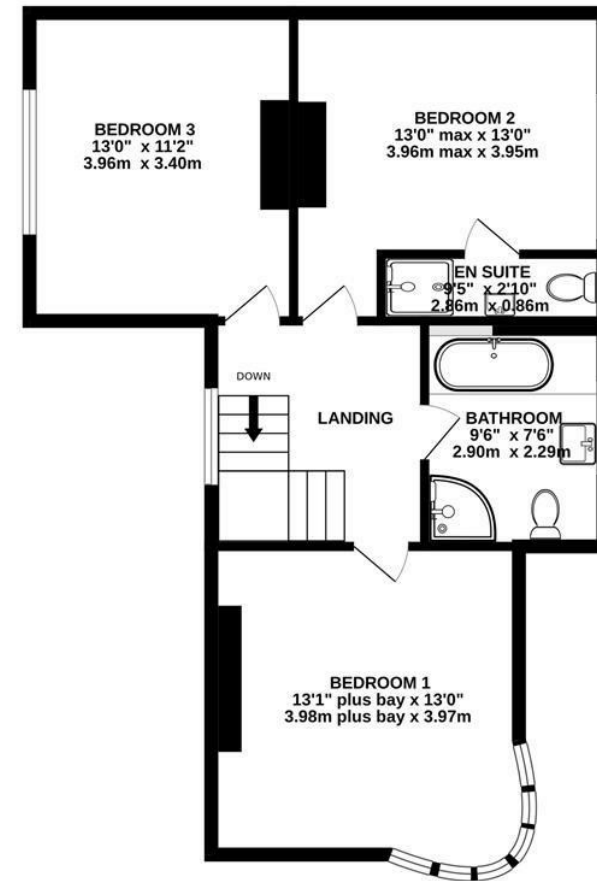




GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

FREEHOLD

## COUNCIL TAX

Band - F

## EPC RATING

Band - D

## SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.

BROADBAND: A choice of providers with claimed download speeds of up to 10,000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

## LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

## THE LETCHWORTH GARDEN CITY

### HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 474000

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

Tel: 01462 530350

[www.letchworth.com](http://www.letchworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)