



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

Guide Price £645,000

Charter Whyman

TOWN & VILLAGE HOMES



ATTRACTIVE EARLY GARDEN CITY SEMI
GOOD CORNER PLOT
SUPREMELY CONVENIENT CENTRAL LOCATION

THE PROPERTY

This very attractive early Garden City semi retains much of its original character and charm, although would benefit from a degree of updating. An entrance porch opens to the spacious sitting room, which is complemented by a separate dining room and L-shaped kitchen. The ground floor is completed by a cloakroom/WC. The first floor provides three double bedrooms and a bathroom. Stairs lead from the landing to two loft rooms above.

All the windows are replacement uPVC and double-glazed, with the exception of the kitchen. The house benefits from gas fired central heating.

THE OUTSIDE

The house stands in a corner plot, measuring approximately 113' by 43' (34.4m x 13.2m) overall. Surrounded by hedges, there are lawns to the front and side with herbaceous beds and borders, rose bushes and ornamental shrubs and conifers.

The rear garden is some 50'6" (15.4m) in length and laid to lawn with paved patio, herbaceous beds and ornamental shrubs. Timber garden shed.

At the rear of the plot, the concrete driveway provides off-street parking and access from Gernon Walk to the detached garage.

THE LOCATION

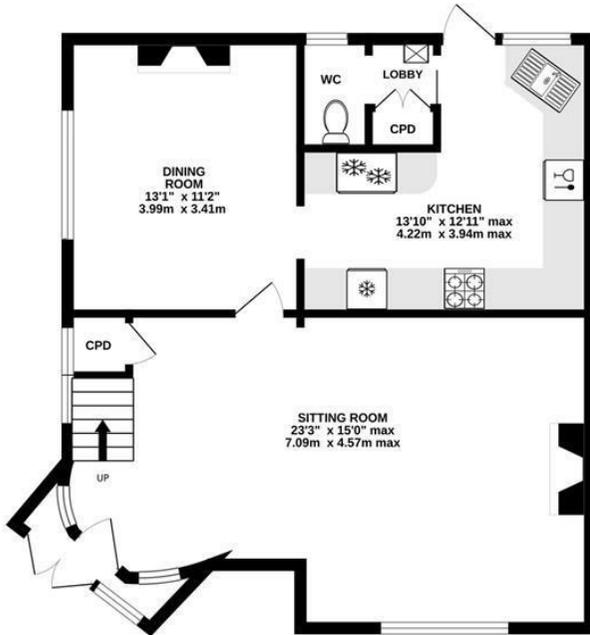
Very conveniently located on the corner of Pixmore Way and Gernon Walk, the house is a mere 200 yards from the town centre and within a third of a mile of the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 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. The town provides excellent schools, shops, leisure facilities and green open spaces.

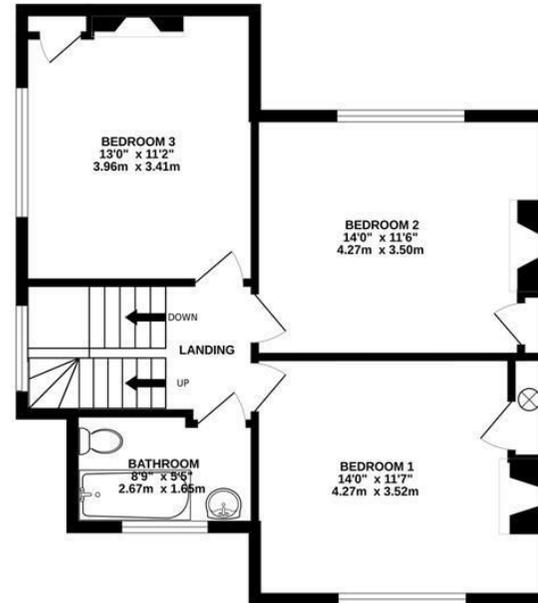




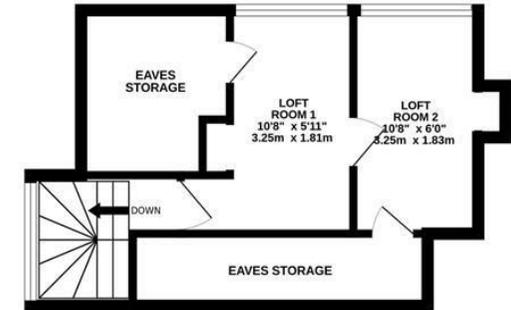
GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR
165 sq.ft. (15.3 sq.m.) approx.



THE FLOOR AREAS DO NOT INCLUDE THE EAVES STORAGE

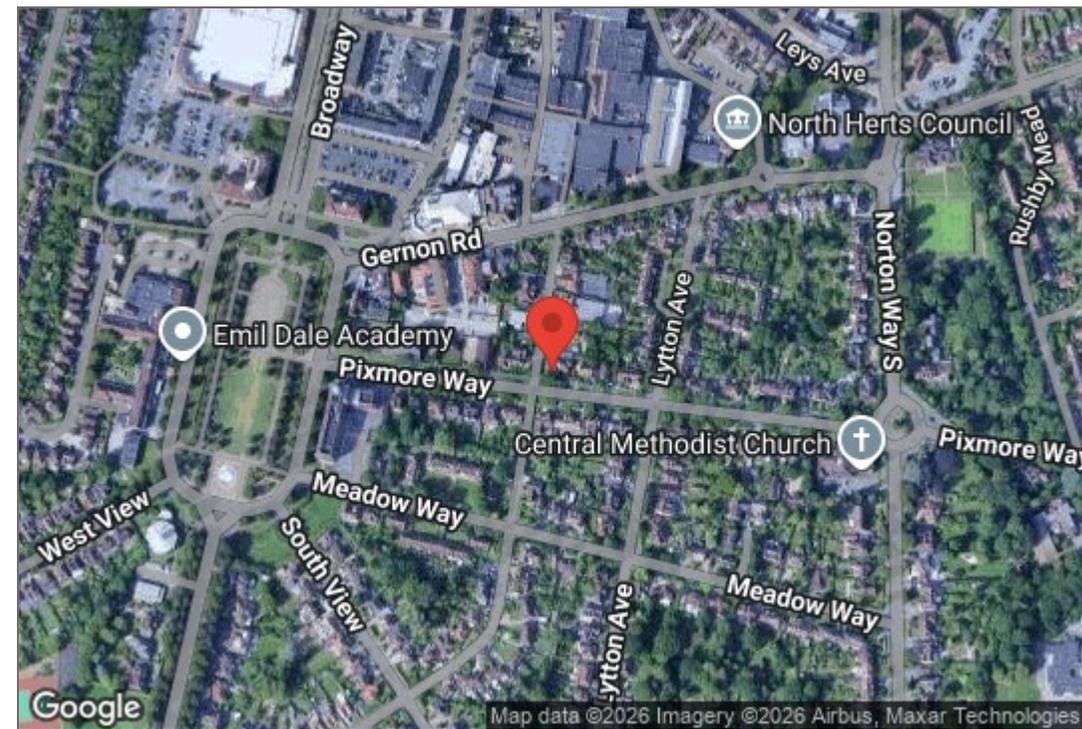
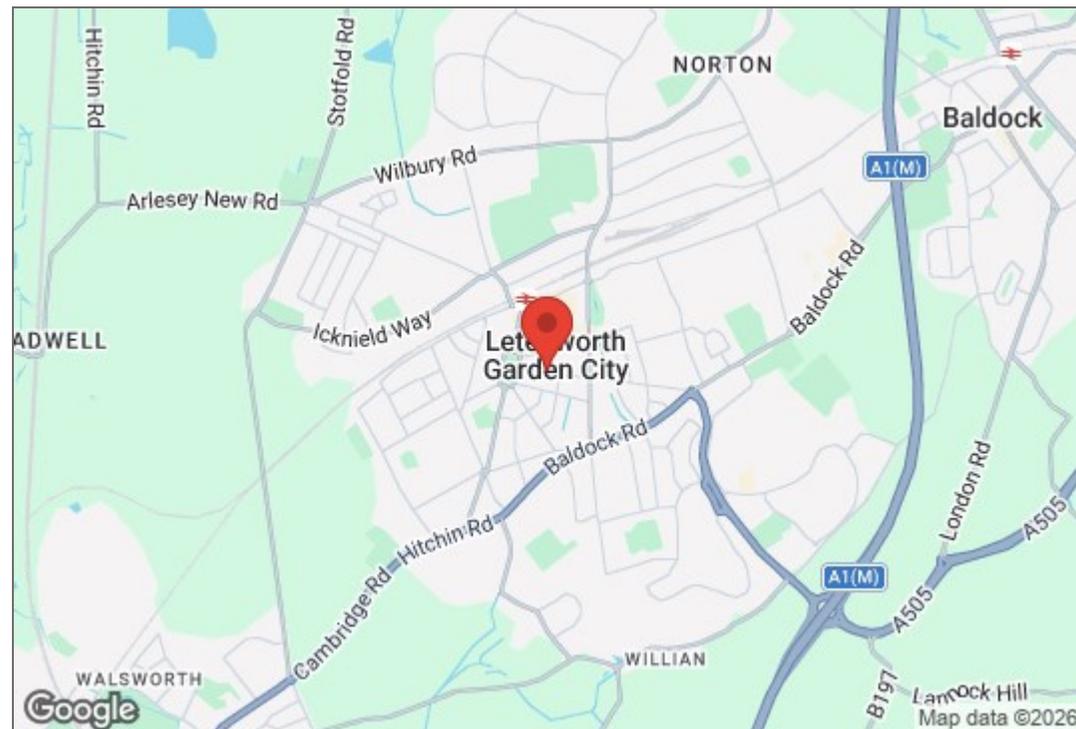
TOTAL FLOOR AREA : 1406 sq.ft. (130.7 sq.m.) approx.

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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

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

CONSTRUCTION

Solid brick, roughcast rendered externally, under a pitched tiled roof.

SERVICES

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

EPC RATING

Band - E

BROADBAND SPEED

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

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - E

CONSERVATION AREA

The property is located within the Letchworth Conservation Area.

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 530350
www.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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www.charterwhyman.co.uk