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

Guide Price £695,000

Charter Whyman

TOWN & VILLAGE HOMES

A FINE EARLY GARDEN CITY HOME
IN NEED OF TLC
GREAT POTENTIAL

THE PROPERTY

The absence of interior photography is intentional and reflects the scale of modernisation required. What awaits is a fine early Garden City detached house, offering considerable reward to those willing to reimagine it. The property is presented as a comprehensive refurbishment opportunity and is therefore marketed with exterior imagery only at this stage.

A particular rarity in Letchworth, the house proudly displays its attractive original brickwork rather than the more common roughcast render. It retains much of its period character, complemented by an extended kitchen and the addition of a garden room to the two original reception rooms. A cloakroom/WC completes the ground floor.

Upstairs, there are three double bedrooms and a bathroom, while gas-fired central heating serves the property.

THE OUTSIDE

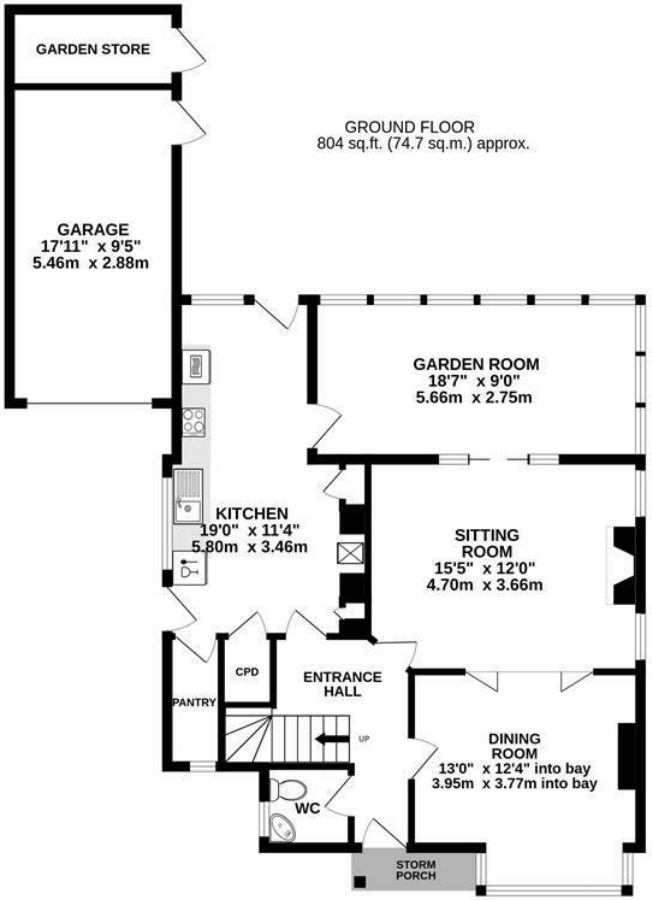
The house stands in a plot measuring approximately 131' by 44'6" (39.9m x 13.6m) overall. The driveway provides off-street parking and leads to the attached garage.

The gardens also offer a largely blank canvass for the prospective owner, with some ornamental trees to the front and a south facing garden to the rear with a depth of some 69' (21m).

THE LOCATION

The house enjoys a desirably central location on the southern edge of the town centre and just a third of a mile from the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline with regular services running throughout the day. The fastest journeys to London King's Cross taking just 29 minutes, as do the fastest services to Cambridge. Junction 9 on the A1(M) is only a mile and a half's drive away.

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, green open spaces and other leisure facilities.



THE FLOOR AREAS DO NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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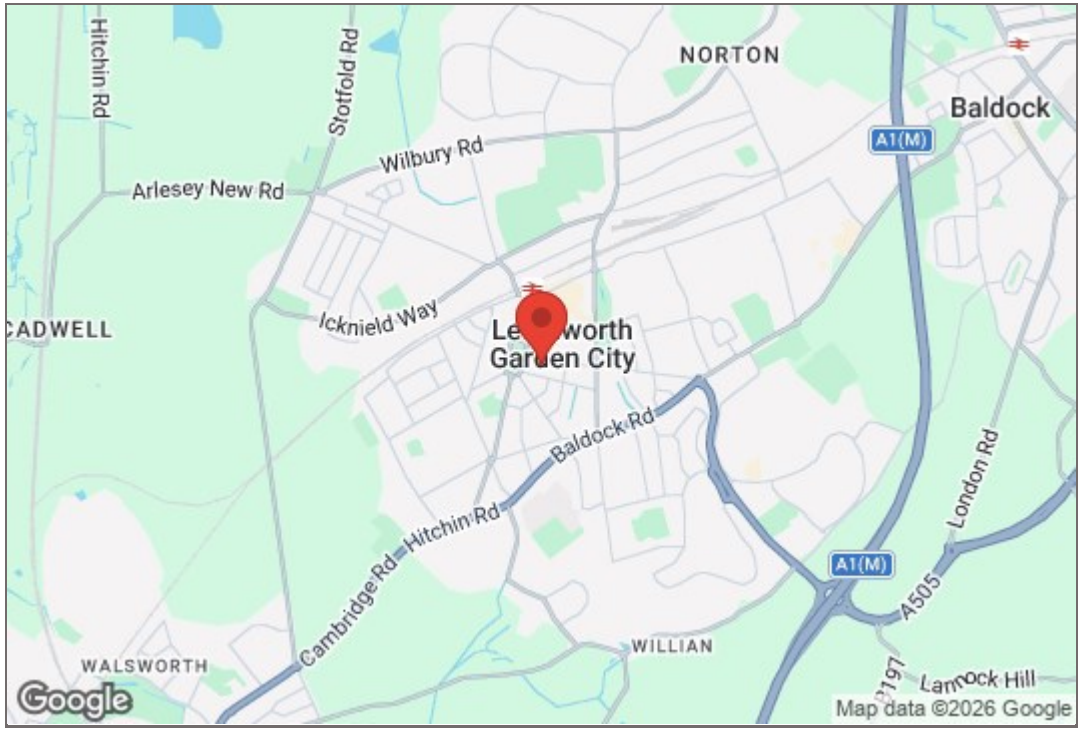
Hitchin Rd
Stotfold Rd
NORTON
Baldock
A1(M)
Wilbury Rd
Arlesey New Rd
Icknield Way
CADWELL
Letchworth Garden City
Baldock Rd
Hitchin Rd
Cambridge Rd
London Rd
A1(M)
A505
WILLIAN
WALSWORTH
Lamock Hill
Google
Map data ©2026 Google

Letchworth Garden City
Station Way
Letchworth Garden City
Broadway
Hillshott
Ridge Ave
Shott Ln
The Dl
Broadwater Ave
Spring Rd
Gernon Rd
Campers Rd
Campers Ave
West View
Meadow Way
South View
Lytton Ave
Norton Way S
Rushby Mead
Pix Brook
Baldock Rd
Bowershot
Sollershott E
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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 under a tiled pitched roof.

SERVICES

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

EPC RATING

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage, a few only 4G.

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 - F

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
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