



38 Souberie Avenue • Letchworth Garden City • Hertfordshire • SG6 3HZ

Guide Price £660,000

Charter Whyman

TOWN & VILLAGE HOMES





VERY ATTRACTIVE DETACHED BUNGALOW
HIGHLY DESIRABLE LOCATION
EXTENDED AND CHAIN FREE

A Handsome Detached Garden City Bungalow with Unique Architectural Flair

Occupying a wide corner plot on one of Letchworth's most admired tree-lined roads, this elegant and extended two-bedroom detached bungalow offers a rare opportunity to own a piece of Garden City heritage. Built in the original Garden City style, this home is defined by its generous proportions, well-considered symmetry, and thoughtfully zoned layout, which offers both character and comfort across more than 1,250 sq. ft. of accommodation.

With its sweeping lawned frontage, private driveway, and attached garage, the property sits beautifully within its plot, offering kerb appeal, space, and privacy – all just a short stroll from the town centre and train station.

A Design That Flows

This is not your average bungalow. The striking, almost octagonal reception hall sits at the heart of the home, providing a dramatic and spacious entrance that connects effortlessly to all principal rooms.

To the right, the dual-aspect sitting room is filled with natural light and features a broad bay window and views over the front garden. To the rear, a stunning garden/dining room extension opens out to the private courtyard patio and links directly to the bespoke hand-painted kitchen, which combines traditional craftsmanship with excellent practicality – the perfect setting for home cooking or relaxed entertaining. There is also underfloor heating in kitchen, and also in the bathroom.

The layout has been cleverly designed with two double bedrooms tucked to one side of the property for privacy. The principal bedroom benefits from an en suite shower room, while a stylish family bathroom with both a bath and separate wet room shower serves guests and the second bedroom. There are built-in wardrobes, ample storage, a full-height coat cupboard, underlining the practicality of the design.

Outside Space

The walled front garden is beautifully presented with lawn and mature planting, giving the property presence and greenery. A private driveway leads to the attached garage, offering plenty of parking and storage. To the rear is a private and secluded courtyard patio garden, offering a peaceful and low-maintenance outdoor retreat with mature planting in raised beds – perfect for al fresco dining or enjoying the afternoon sun.

A Prime Garden City Location

Souberie Avenue is a highly regarded residential address within the Letchworth Conservation Area, cherished for its character homes and leafy setting.

The property is just a third of a mile from the town centre and within easy walking distance of the mainline railway station, which provides fast, direct links to London King's Cross (approx. 29 minutes) and Cambridge (approx. 27 minutes).

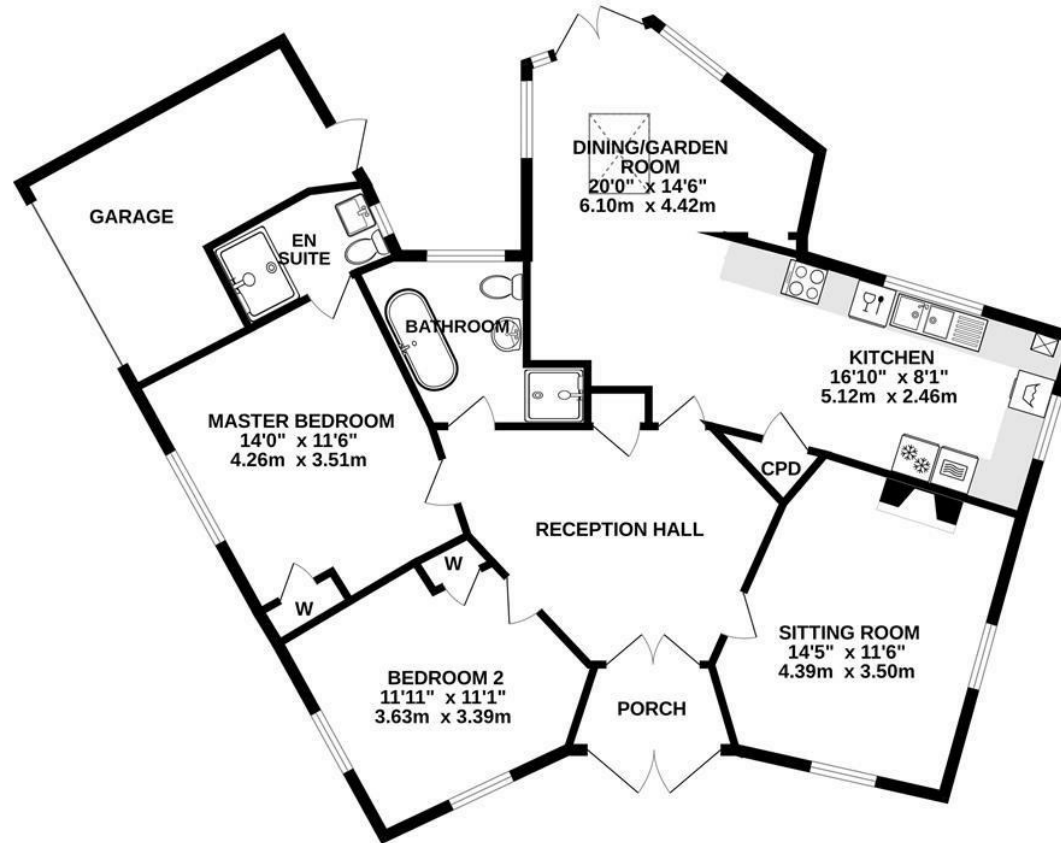
Letchworth Garden City itself – the world's first – was designed to bring the best of town and country together, and it continues to deliver on that promise. From excellent schools, broad tree lined roads and green open spaces to cafés, leisure facilities and countryside walks, this is a town where lifestyle truly matters.







GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



THE FLOOR AREA INCLUDES THE GARAGE
TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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 - E

EPC RATING

Band - E

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, O2 claims 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

Tel: 01462 530350

www.leitchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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