



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

Guide Price £725,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE TRADITIONAL GARDEN CITY HOME WELL UPDATED AND IMPROVED HIGHLY DESIRABLE LOCATION

THE PROPERTY

This attractive detached house in the traditional Garden City style, dating from 1919, has been well updated and improved, whilst retaining its original character and charm. The two reception rooms are complemented by a conservatory and fitted kitchen and the ground floor is completed by a porch, hall and cloakroom/WC. The first floor provides three double bedrooms and a family bathroom.

The house benefits from uPVC double-glazed windows and gas fired central heating.

NOTE: Planning permission had previously been granted by LGCHF and North Herts Council (since elapsed) to extend the property to a 5 bedroom house. Application ID: 20/02513/FPH.

THE OUTSIDE

The house stands in a plot measuring approximately 96' by 42'6" (29.2m x 13m) overall. The fenced and hedged front garden is laid to lawn with ornamental shrubs and conifer. The gravel driveway provides off-street parking.

Gates to both sides lead to the pleasant rear garden, which is some 38' (11.6m) in depth and laid to lawn with paved patio, herbaceous beds and borders and ornamental shrubs. Timber garden shed.

THE LOCATION

Following the Norman Conquest, the manor of Letchworth was awarded to Robert Gernon de Mountfitchet and Souberie Avenue is named after the knight who held it under him. The Avenue is a most sought-after residential road, conveniently located just to the south of the town centre, within a third of a mile from the main shopping area and only half a mile from 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 three-quarters away by car.

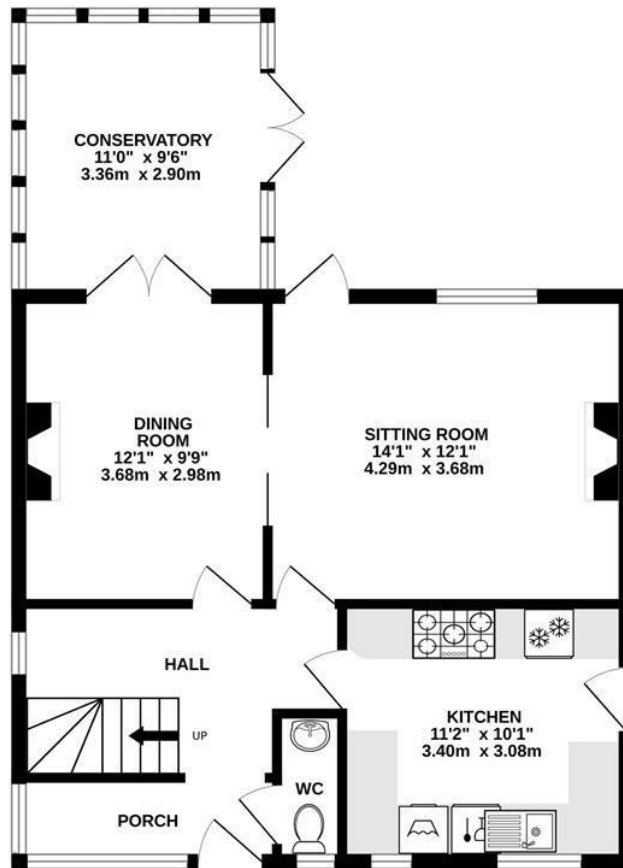
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. St Francis' College is within 200 yards and the St Christopher School is less than half a mile away.



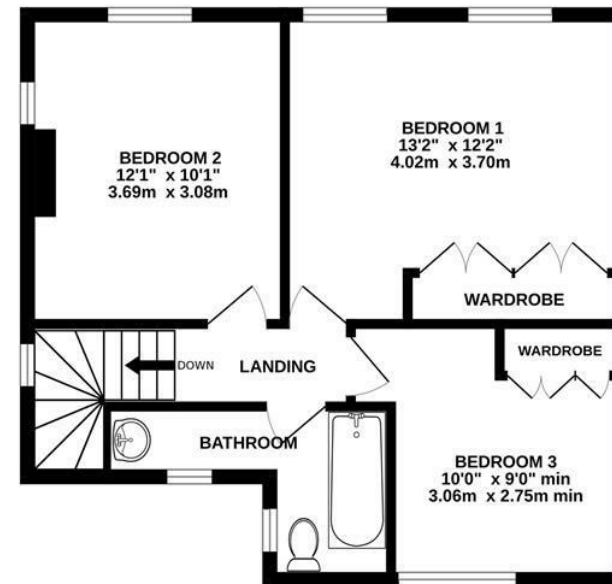




GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

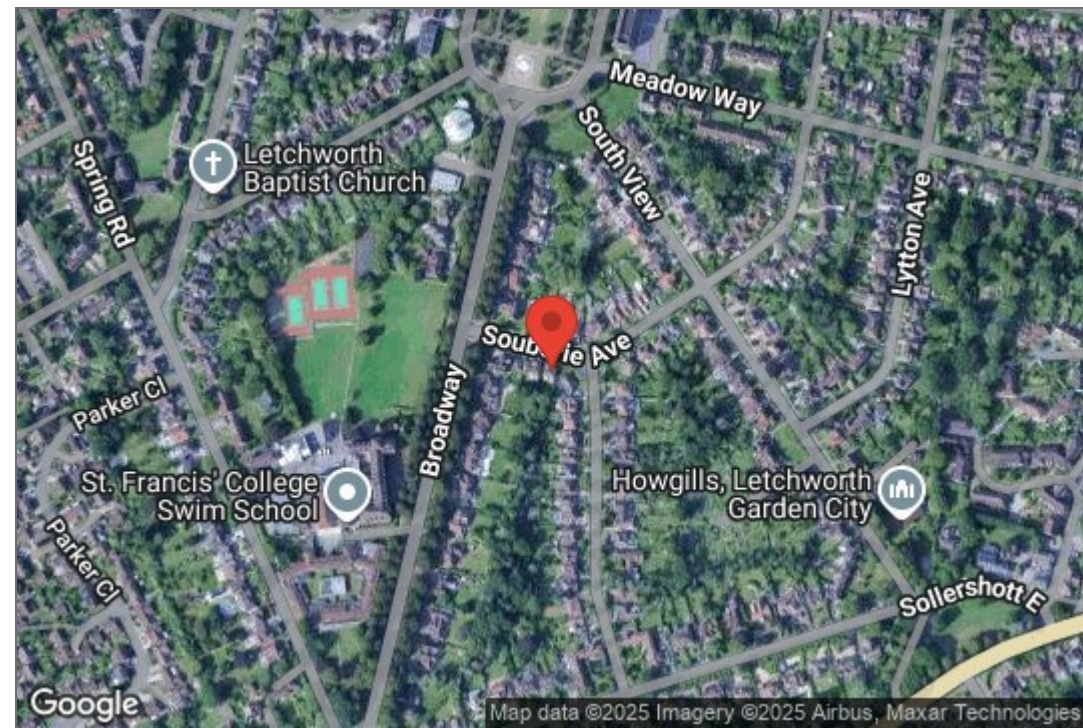
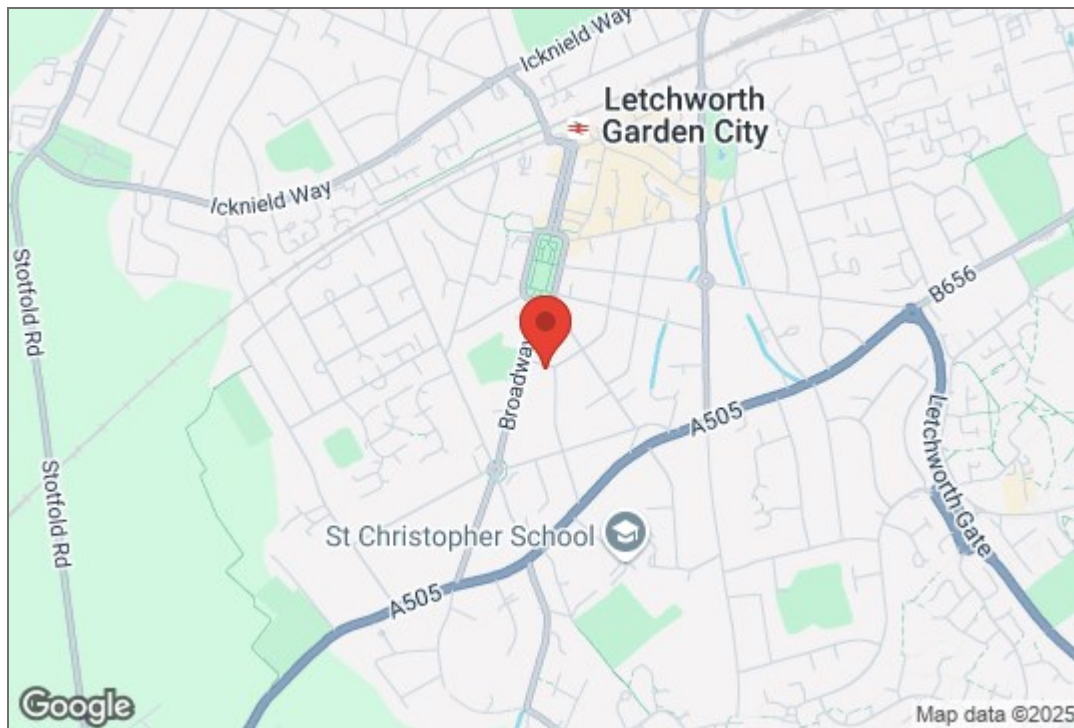
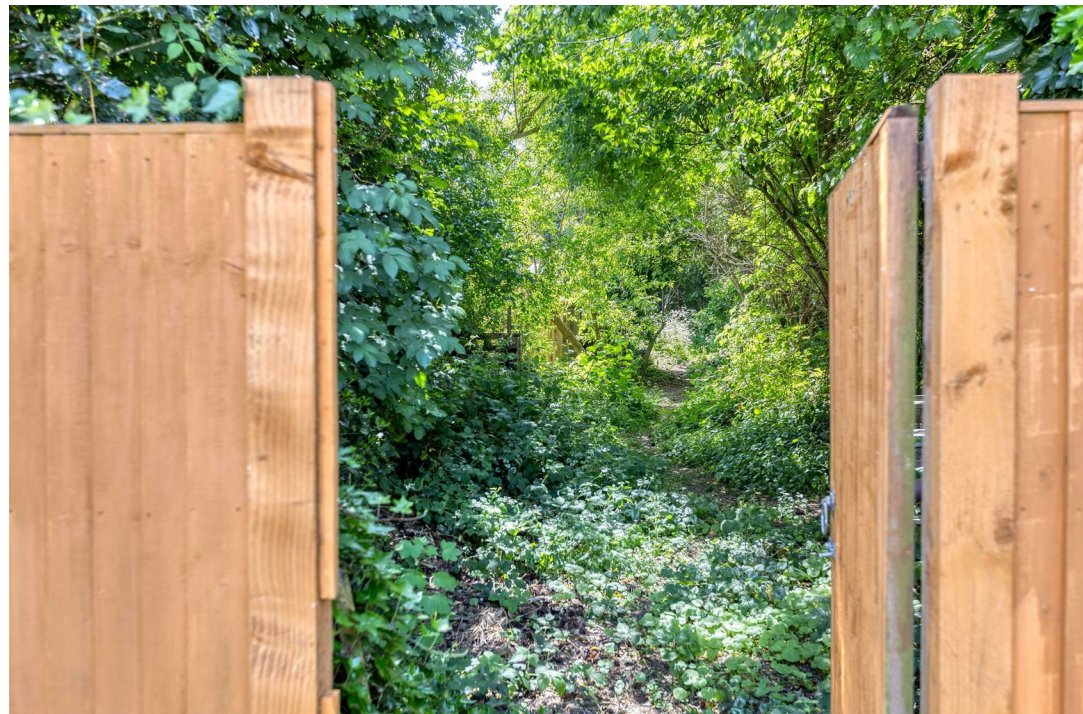


TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor 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

The house is constructed of 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 - D

BROADBAND SPEED

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

MOBILE SIGNAL

Most providers claim 4G, O2 claims 5G.

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.lechworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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www.charterwhyman.co.uk