



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

Guide Price £925,000

Charter Whyman

TOWN & VILLAGE HOMES





## SOUGHT AFTER CENTRAL RESIDENTIAL ROAD HOME OFFICE/GYM ENSUITE AND PRINCIPAL BATHROOM

### THE PROPERTY

Positioned within a highly regarded central conservation area on one of the town's most sought-after residential roads, this charming character home enjoys an enviable setting within walking distance of everyday amenities, the train station, and respected independent schools. Combining timeless appeal with practical family living, the property offers generous accommodation throughout.

A welcoming reception hall flows effortlessly into the principal living spaces, creating an immediate sense of warmth and space. The elegant lounge opens directly into the conservatory through glazed doors, while a separate dining room provides an ideal setting for entertaining. The kitchen is thoughtfully arranged with fitted appliances and a sociable breakfast bar.

To the first floor, four well-proportioned bedrooms provide comfortable and versatile accommodation for families and guests alike. The principal bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a stylish family bathroom, all presented with a continued sense of character, balance, and natural light.

Outside, the established rear garden extends to approximately 97 feet, offering a secluded backdrop for relaxing and entertaining. A part-converted garage creates an excellent home office or studio space, while the front driveway provides convenient off-road parking for two vehicles, completing this impressive home beautifully.

### THE LOCATION

Souberie Avenue is an outstanding residential location, just off Broadway and in one of the most desirable parts of the town. It is just a third of a mile to the south of the town centre and less than half a mile from Letchworth Garden City mainline railway station. There are regular services to London Kings Cross throughout the day, the fastest of which take only 27 minutes; Cambridge is 28 minutes away in the opposite direction. Junction 9 on the A1 (M) is just 1.8 miles 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 and the town provides excellent schools, shops, open spaces and leisure facilities. St Francis' College is within 200 yards, the St Christopher School half a mile and the Highfield School less than a mile.







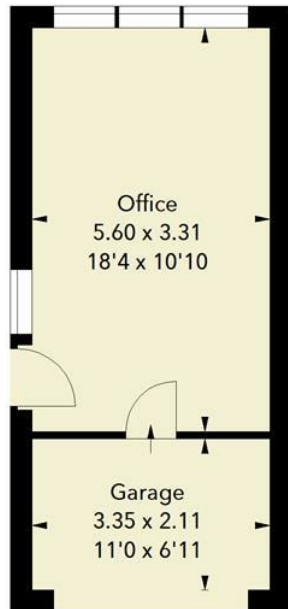
## Souberie Avenue, SG6

Approximate Area = 154.86 sq m / 1667 sq ft  
(Including Outbuilding)

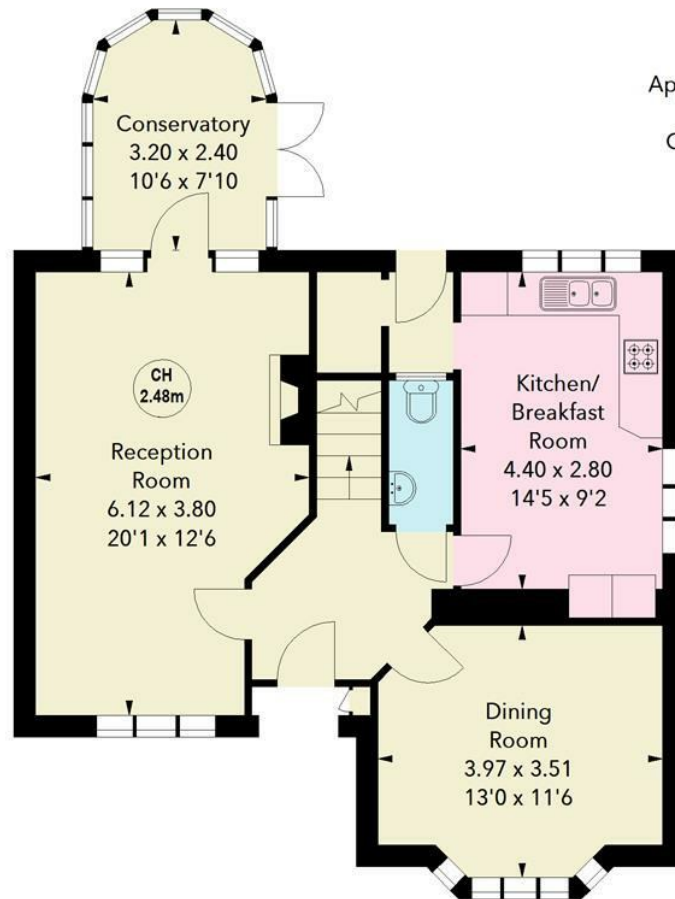
Outbuilding Area = 25.92 sq m / 279 sq ft



Key :  
CH - Ceiling Height

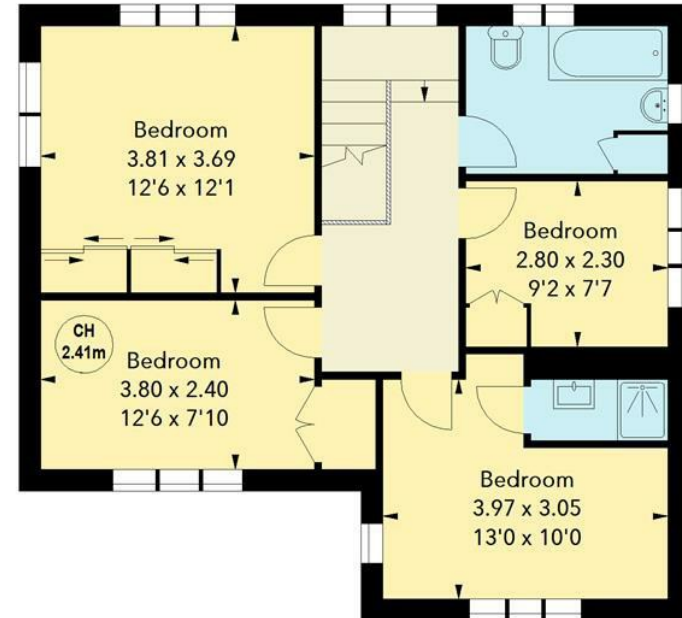


(Not shown in actual location / orientation)



### Ground Floor

Approx. 68.38 sq m / 736 sq ft



### First Floor

Approx. 60.57 sq m / 652 sq ft



Illustration For Identification Purposes Only.

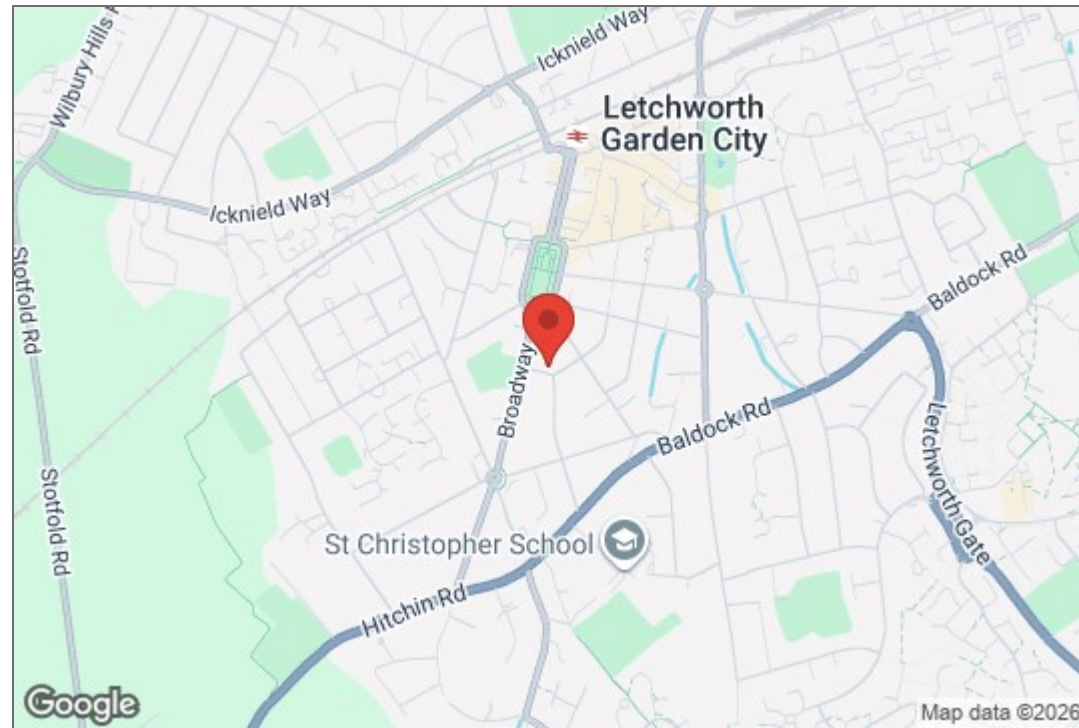
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

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.

## CONSTRUCTION

Rendered brick under a pitched tiled roof

## SERVICES

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

## EPC RATING

Band - F

## BROADBAND SPEED

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

## MOBILE SIGNAL

Most providers claim up to 5G.

## LOCAL AUTHORITY

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

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - F

## CONSERVATION AREA

The property is located in a conservation area.

## 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.

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

## Charter Whyman

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

01462 685808

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