



# 10, Souberie Avenue

Letchworth Garden City,  
Hertfordshire, SG6 3JA

£595,000

country  
properties



Spacious 3 bedroom semi detached home located centrally within easy walking distance of the town centre & mainline railway station. On the ground floor is an entrance hall with quarry tiled floor, cloakroom, 2 reception rooms with fireplaces and a fitted kitchen. Upstairs are 3 good size bedrooms and a 4 piece bathroom suite. The property has gas to radiator central heating and double glazed windows. At the front of the house there is off road parking for 2 cars and the rear garden is private and laid to lawn with established shrubs and hedges. Internal viewing comes highly recommended to appreciate this family home.

## Ground Floor

### Entrance Hall

Stairs to first floor. Large store cupboard with plumbing for a washing machine. Door leading to rear hallway with door to the back garden.

### Cloakroom

Comprising a low level wc and a wash basin.

### Kitchen/Breakfast Room

12' 0" x 8' 7" (3.66m x 2.62m)  
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Plumbing for a dishwasher. Space for a cooker and space for a fridge/freezer. Wall mounted gas central heating boiler. Double glazed window to the front aspect.

### Lounge

14' 3" x 12' 0" (4.34m x 3.66m)  
Feature fireplace with tiled surround and hearth. Fitted storage unit to one side of the chimney breast. Radiator. Tv point. Double glazed window to the front aspect.

### Dining Room

11' 0" x 10' 0" (3.35m x 3.05m)  
Attractive fireplace. Double glazed French doors overlooking the rear garden. Radiator.

## First Floor

### Landing

Double glazed window to rear aspect. Access to loft space.

### Bedroom One

14' 3" x 12' 0" (4.34m x 3.66m)  
Cast iron fireplace. Fitted wardrobes either side of the chimney breast. Radiator. Double glazed window to the front aspect.





## Bedroom Two

11' 0" x 10' 0" (3.35m x 3.05m)

Cast iron fireplace. Double glazed window to the rear aspect. Radiator. Fitted cupboard.

## Bedroom Three

12' 0" x 8' 7" (3.66m x 2.62m)

Double glazed window to the front aspect. Radiator.

## Bathroom

Modern white four piece suite comprising a low level wc, wash basin and sunken bath. Separate corner shower cubicle with glass doors. Tiled splash areas and tiled floor. Double glazed windows to the side and rear. Heated chrome towel rail.

## Outside

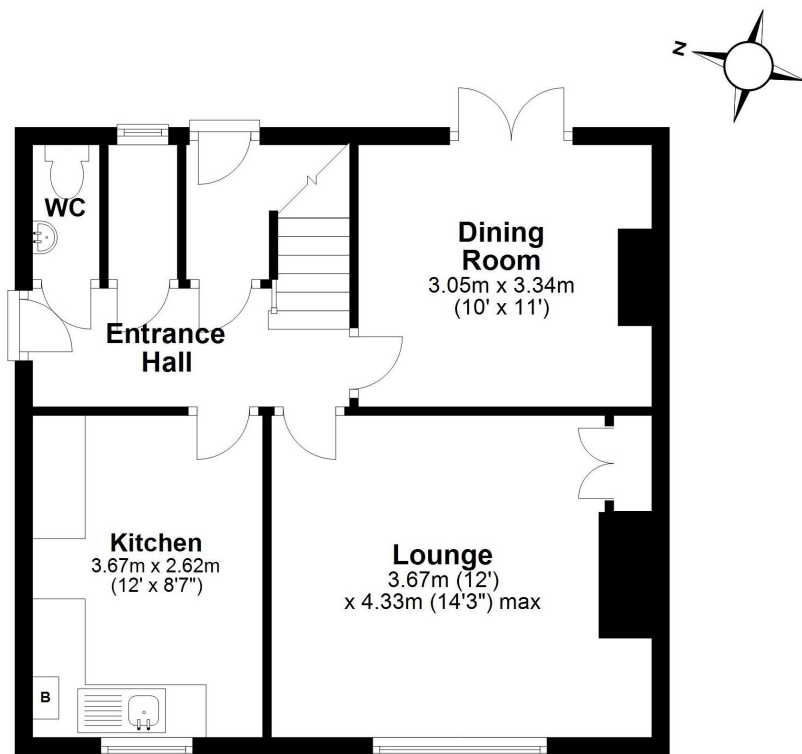
### Front Garden

Gravel driveway with off road parking for a couple of vehicles. Various shrubs. Gated access to the rear garden.

### Rear Garden

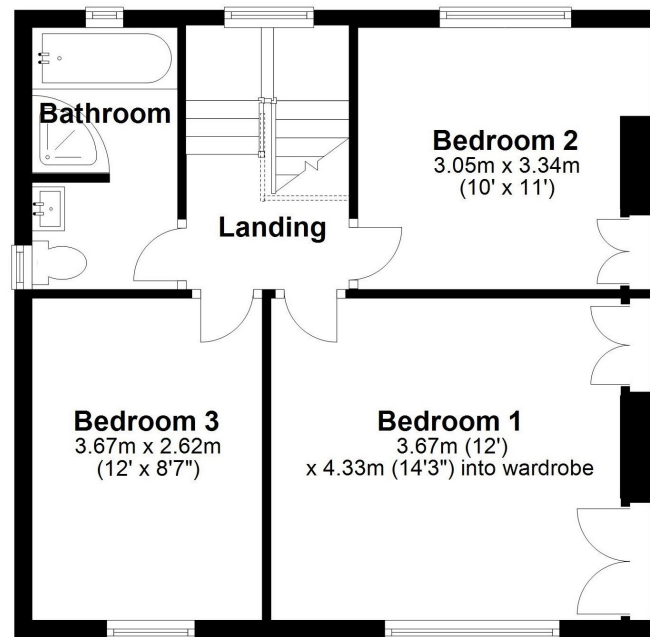
Private enclosed rear garden mainly laid to lawn with various trees, hedges and shrubs. Adjacent to the rear of the house is a patio area. At the bottom of the garden is a timber shed, raised decked area and a vegetable garden.





### Ground Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.9 sq. feet)

Total area: approx. 95.7 sq. metres (1029.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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