



16, Souberie Avenue

Letchworth Garden City,
Hertfordshire, SG6 3JA

£625,000

country
properties

An impressive three bedroom semi detached family home located in a sought after location only minutes walk from the town centre and main line rail station.

The present owners present the house to a very high standard throughout and internal viewing is highly recommended. On the ground floor there is an entrance hall with stairs to the first floor, ground floor cloakroom, two separate reception rooms and a fitted kitchen with some integrated appliances. Upstairs are three double bedrooms and a large luxury four piece bathroom suite. The property also benefits from gas to radiator central heating and double glazed windows. Outside there is parking for a number of vehicles, EV charging point and a private enclosed rear garden.

Ground Floor

Entrance Hall

Double glazed door. Stairs to the first floor with storage under. Radiator. Double glazed window to the front aspect.

Cloakroom

Comprising a low level wc and wash basin. Heated towel rail. Double glazed window to the front aspect. Cupboard housing the gas central heating boiler.

Kitchen

11' 11" x 8' 7" (3.63m x 2.62m)

Modern fitted kitchen fitted in a range of matching base and eye level units with contrasting work surfaces and display lighting. One and quarter bowl sink unit with mixer tap. Integrated oven and hob with extractor over. Integrated dishwasher and fridge/freezer. LVT flooring. Double glazed window and door to the rear garden.

Lounge

14' 2" x 11' 11" (4.32m x 3.63m)

Double glazed window to the rear aspect. Attractive open fireplace. LVT flooring. Radiator. Open plan through to the dining room.



Dining Room

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

Double glazed window to the front aspect.

Radiator. LVT flooring.

First Floor

Landing

Double glazed window to the front aspect.

Access to the loft space.

Bedroom One

14' 2" x 11' 2" (4.32m x 3.40m)

Cast iron fireplace. Fitted wardrobes either side of the chimney breast. Radiator.

Double glazed window to the rear aspect.

Bedroom Two

11' 11" x 8' 7" (3.63m x 2.62m)

Double glazed window to the rear aspect.

Radiator.

Bedroom Three

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

Double glazed window to the front aspect.

Radiator.

Bathroom

Luxury four piece suite comprising a low level wc, panelled bath, wash basin with vanity unit under and a large walk-in shower cubicle with glass screen. Tiled walls and floors. Heated towel rail. Double glazed windows to front and side.

Outside

Front Garden

The property is set back from the road with a large front garden which is laid to lawn with a Magnolia tree and lawned area.

Gravel parking for a couple of vehicles. EV charging point. Shared driveway leading to an extra parking space. Access to the rear garden.

Rear Garden

Laid mainly to lawn with retaining fence and hedging. Large timber shed. Patio area located for the afternoon and evening sun.

Agents Note

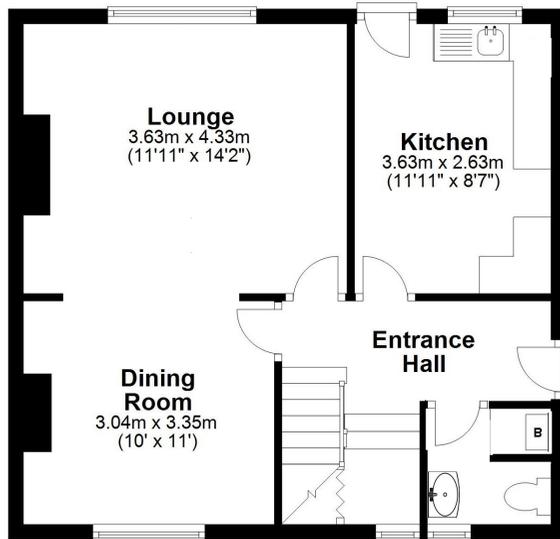
Leasehold - 242 years remaining.

Ground Rent £100 pa.

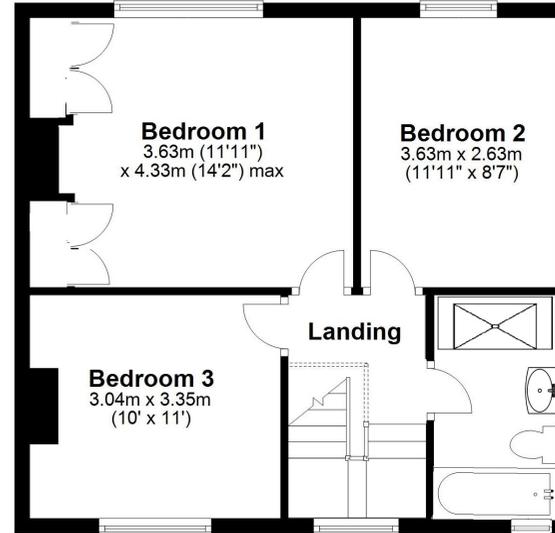
Council Tax Band D.



Ground Floor
Approx. 47.6 sq. metres (512.5 sq. feet)



First Floor
Approx. 47.6 sq. metres (512.5 sq. feet)



Total area: approx. 95.2 sq. metres (1024.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

Country Properties | 7, Howard Park Corner | SG6 1PQ
T: 01462 481100 | E: simon.ellmers@country-properties.co.uk
www.country-properties.co.uk

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