



Charlotte Avenue, Fairfield, SG5 4GQ  
GUIDE PRICE £425,000 - £450,000



LATCHAM ———  
————— DOWLING

ESTATE AGENTS



**\*\*\*GUIDE PRICE £425,000 -  
£450,000\*\*\***

This is an immaculately presented and spacious three bedroom home, situated within a delightful location within the ever popular Fairfield Park Development and overlooking a beautifully landscaped green area to the front.

This wonderful home has been updated by the current owner with a replacement combination boiler, a re-fitted kitchen, and a boarded loft with additional insulation and loft ladder access, all of which contribute towards the low running costs and ease of maintenance for the property. The accommodation is over two floors and with two separate reception rooms, a lovely kitchen/ breakfast room (which leads out to the beautifully tended rear garden), a ground floor cloakroom, three well proportioned bedrooms (with an en suite shower room to the principal bedroom) and a family bathroom.

As well as the enclosed and landscaped rear garden, there is also a garage set to the rear of the property and a driveway providing off road parking for two cars.

Viewing is essential to really appreciate this lovely family home and the gorgeous location on offer!!

#### **Entrance Via**

#### **Entrance Hall**

11'0 x 6'3 (3.35m x 1.91m)

#### **Cloakroom**

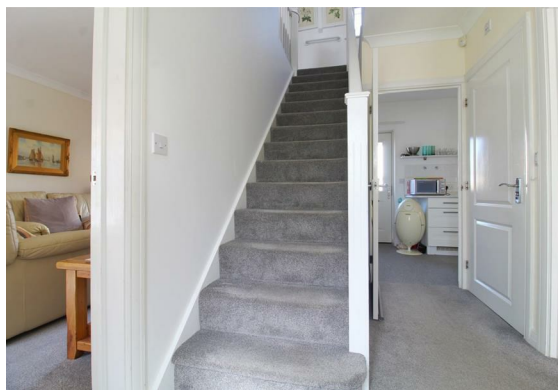
5'0 x 2'11 (1.52m x 0.89m)

#### **Living Room**

18'9 x 10'5 (5.72m x 3.18m)

#### **Dining Room**

10'0 max x 9'10 max (3.05m max x 3.00m max)







**Kitchen/ Breakfast Room**  
15'2 x 6'5 (4.62m x 1.96m)

**First Floor Landing**  
9'5 x 6'1 (2.87m x 1.85m)

**Bedroom One**  
12'3 max x 11'8 max (3.73m max x 3.56m max)

**En Suite Shower Room**  
6'11 max x 5'1 (2.11m max x 1.55m)



**Bedroom Two**  
10'8 x 10'7 (3.25m x 3.23m)

**Bedroom Three**  
7'8 x 7'4 (2.34m x 2.24m)

**Bathroom**  
8'9 max x 6'2 (2.67m max x 1.88m)

**Rear Garden**

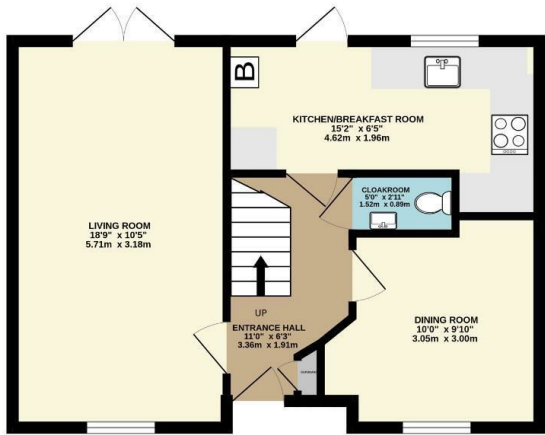
**Garage And Driveway**

**Front Garden**

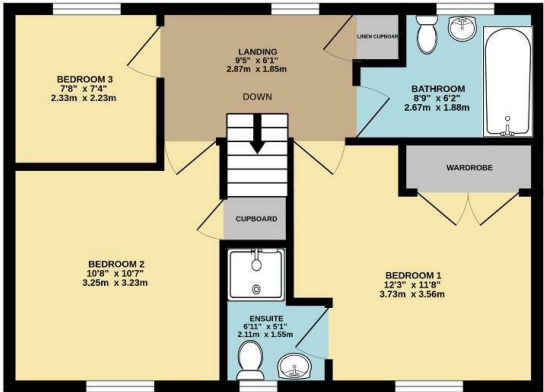
**Agents Notes**



GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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