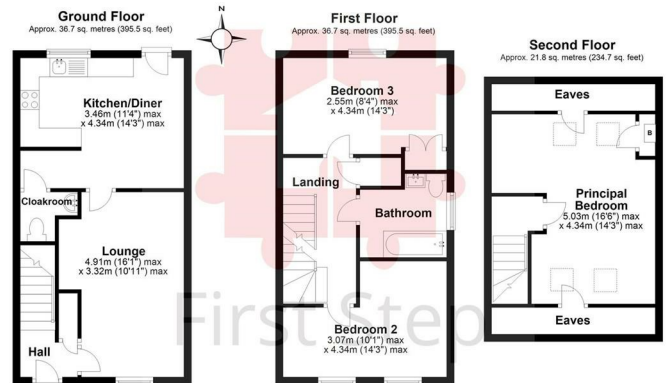


FREEHOLD



House - End Terrace (EPC Rating: C)

**33 Kipling Crescent, Fairfield, Hitchin, Herts,
SG5 4GY**

Guide Price

£425,000



First Step



3 Bedroom House - End Terrace located in Fairfield, Hitchin

3 DOUBLE bedrooms... EXCELLENT STORAGE... UPGRADED bathroom... LARGE Principal Bedroom with Eave Storage... ENTERTAINING Kitchen/Diner... GARAGE & Parking... Beautifully presented throughout...

Beautifully Presented...

3 Bedroom End Terrace...

Garage plus parking...

The ground floor comprises of a good sized lounge, kitchen/diner plus cloakroom.

On the first floor is two double bedrooms & family bathroom.

The large Principal bedroom is on the second floor.

Externally is a low maintenance rear garden, garage plus parking.

GROUND FLOOR

Entrance Hallway

Composite door leading into entrance hallway, laminate flooring, ceiling light, radiator, wall mounted consumer unit. Door to shelved under stair cupboard. Stairs leading to first floor with door leading to:

Lounge

16'1" x 10'10"

Double glazed window to front aspect fitted with venetian blind. Laminate flooring, 2 ceiling lights, radiator, TV & BT point. Door leading to:

Kitchen/Diner

14'2" x 11'4"

Double glazed window to rear aspect with half glazed door leading to garden. Kitchen fitted with wooden wall & base

unit units comprising drawer pack with complementary work surface. Integral single oven fitted with 4 ring gas hob & concealed extractor. Space for washing machine, dishwasher, tall fridge freezer. Stainless steel sink. Laminate flooring, 2 ceiling lights, radiator. Opening leading to:

Inner Lobby

Laminate flooring, ceiling light, wall mounted coat hooks. Door leading to:

Cloakroom

White suite comprising: pedestal wash hand basin, wc. Vinyl flooring, ceiling light, radiator, extractor.

FIRST FLOOR

Landing 1

Carpet, radiator, inset spot ceiling lights. Door to built-in shelved cupboard fitted with clothes rail. Doors leading to:

Bedroom 2

14'2" x 10'0"

Two double glazed windows to front aspect fitted with venetian blinds. Carpet, ceiling light, radiator, TV point.

Bedroom 3

14'2" x 8'4"

Double glazed window to rear aspect fitted with venetian blind. Built-in 4 door wardrobe fitted with shelf & rail. Carpet, ceiling light, radiator, TV point.

Bathroom

Double glazed privacy window to side aspect. White suite comprising: fully tiled bath side fitted with wall mounted shower & glass screen, pedestal wash hand basin, wc.



Tiled flooring, ceiling light, chrome heated towel rail, wall mirror, shaver point.

SECOND FLOOR

Landing 2

Carpet, inset spot ceiling light. Door leading to:

Principal Bedroom

16'6" x 14'2"

Two velux windows to front & rear aspect. Carpet, inset spot ceiling lights, radiator, 2 low level doors to eave storage. Wall mounted clothes rail. Door to cupboard housing Worcester combi boiler.

EXTERNAL

Front Aspect

Iron railings to perimeter with paved pathway leading to front door with stoned garden areas to either side. External light.

Rear Aspect

Fence perimeter, low maintenance garden with small paved patio leading to pebbled garden area, paved pathway to rear gated access.

Garage & Parking

Single garage with up & over door fitted with eave storage. Parking space in front of garage.

Additional Material Information

EPC: Rating C

Council Tax: Band C

Service charge: £125 every 6 months

Freehold

Mains electric, gas and water

Traditional brick construction

Local Area

The property is situated within 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. The small parish of Fairfield offers fantastic walks around both the fishing Green Lagoon and sailing Blue lagoon, as well as the established beautiful parkland.

There is a lower school on the park along with many excellent nearby schools of Pix Brook Academy, Etonbury Academy and the renowned Samuel Whitbread Academy.



On the park itself there is a Tesco convenience store, Bannatyne Gym and Day Spa, Eden Hair & Beauty Salon along with Fairfield Park Cricket Club, Bowls Club & Community Hall offering meeting facilities, a range of classes or perfect for hiring for private events. There are many secure play parks for children of all ages along with speed restricted tree lined roads for family safety.

Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

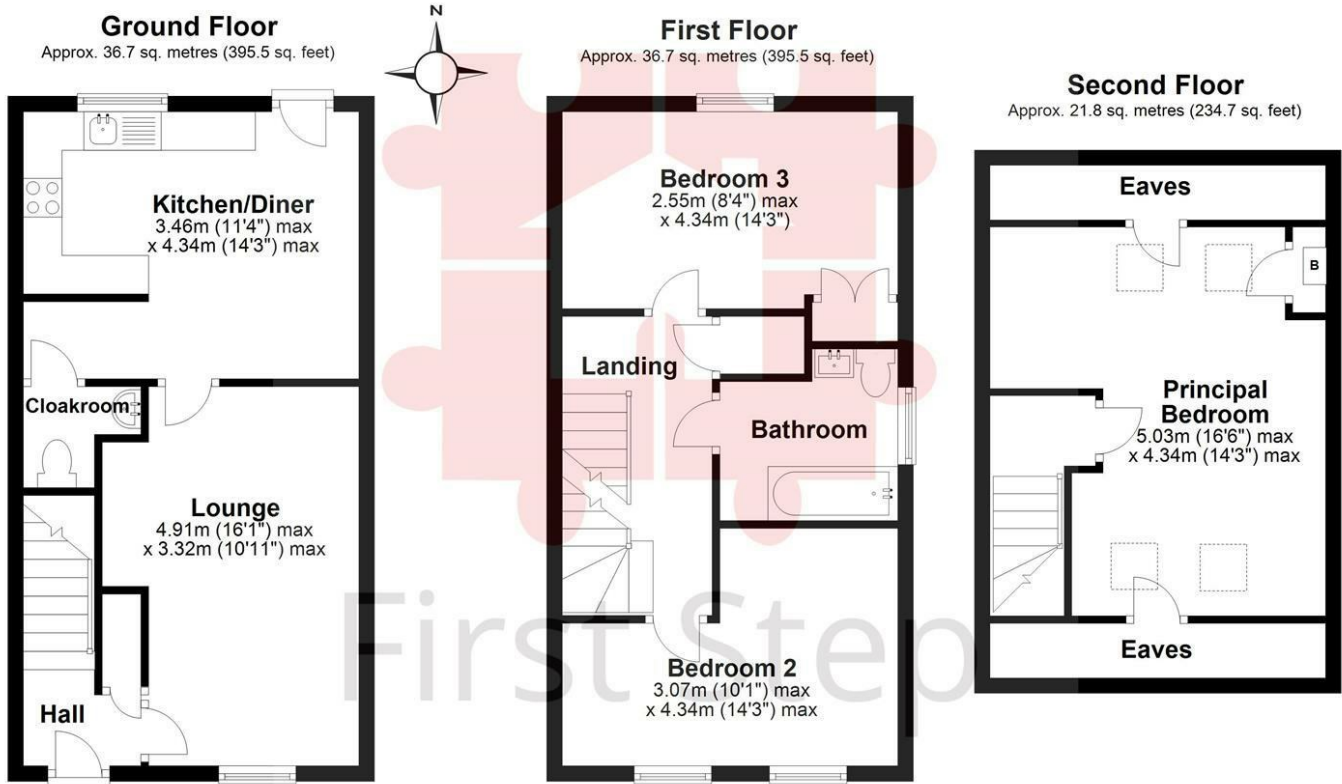
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed. These details are yet to be approved by the vendor





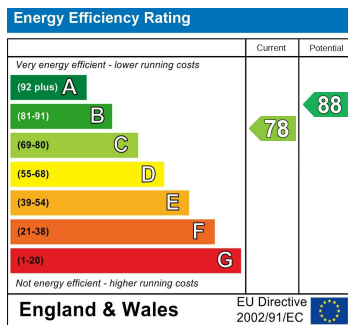


Total area: approx. 95.3 sq. metres (1025.7 sq. feet)

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step