

FREEHOLD



House - Mid Terrace (EPC Rating: C)

**66 Dickens Boulevard, Fairfield, Hitchin, Herts,
SG5 4FD**

Price Guide

£425,000



First Step



3 Bedroom House - Mid Terrace located in Fairfield, Hitchin

IMMACULATELY PRESENTED... UPGRADES throughout... Stunning FULL WIDTH PATIO DOORS to garden... EN-SUITE... Modern HIGH SPECIFICATION LANDSCAPED GARDEN... GARAGE Plus parking...

IMMACULATELY PRESENTED TERRACED HOME...

UPGRADES THROUGHOUT...

MODERN HIGH SPECIFICATION LANDSCAPED GARDEN...

GARAGE PLUS PARKING...

The ground floor comprises of lounge/dining room with 4 full width sliding patio doors to garden, modern fitted kitchen & cloakroom.

On the first floor is the Principal bedroom with en-suite plus 2 further bedrooms & family bathroom.

Externally is a modern high specification landscaped garden with personal door to garage plus parking .

GROUND FLOOR

Entrance Hallway

Composite door leading into entrance hallway. Laminate flooring, ceiling light, radiator, consumer unit. Bespoke under stair pull out storage. Doors leading to:

Lounge/Dining Room

16'4" x 16'0"

Fully glazed floor to ceiling windows fitted with 4 full width sliding patio doors with venetian blinds. Carpet, 2 ceiling lights, 2 radiators, TV point.

Cloakroom

White suite comprising: wc, vanity unit inset with wash hand basin. Ceramic tiled flooring, inset spot ceiling lights, radiator, extractor.

Kitchen

9'10" x 9'6"

Double glazed window to front aspect fitted with wooden shutters. White kitchen fitted with wall & base units & complementary work surface. Single oven with 4 ring electric hob & concealed extractor. Space for washing machine, fridge freezer & tumble dryer. Stainless steel sink. Ceramic tiled flooring, ceiling light, radiator.

Landing

Carpet, ceiling light, radiator. Door to over stair cupboard housing boiler. Loft access: partially boarded. Doors leading to:

Principal Bedroom

12'1" x 9'10"

Double glazed window to rear aspect fitted with venetian blind. Built-in 2 door wardrobe fitted with shelf, rail & drawer pack. Carpet, ceiling light, radiator, TV point. Door leading to:

En-suite

White suite comprising: fully tiled 'wet room style' shower cubicle fitted with wall mounted shower with rainfall head & glass screen, concealed cistern wc, wall mounted wash hand basin. Ceramic tiled flooring, ceiling light, wall mounted mirrored storage cabinet, extractor.

Bedroom 2

11'9" x 9'10"

Double glazed window to front aspect fitted with venetian blind. Carpet, ceiling light, radiator.

Bedroom 3

8'2" x 6'2"

Double glazed window to rear aspect fitted with venetian blind. Carpet, ceiling light, radiator.



Bathroom

6'2" x 5'10"

Double glazed privacy window to front aspect fitted with wooden shutters. White suite comprising: fully tiled paneled bath fitted with wall mounted shower & glass screen, wc, 2 door vanity unit inset with wash hand basin. Ceramic tiled flooring, inset spot ceiling lights, chrome heated towel rail.

EXTERNAL

Front aspect

Iron railings with gated access paved pathway leading to front door with stoned garden areas to either side.

Rear Aspect

Private and secluded modern entertaining landscaped garden. mainly laid to high specification patio with raised sleeper planters housing bamboo plants. Grey composite fence. Water butt. Personal door to garage.

Garage & Parking

Single garage with up & over door fitted with power & eave storage. Parking for 1 vehicle in front of the garage.

Additional Material Information

EPC: Rating C

Council Tax: Band D

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 & St Pancras via Letchworth and Arlesey are circa 30-40mins.

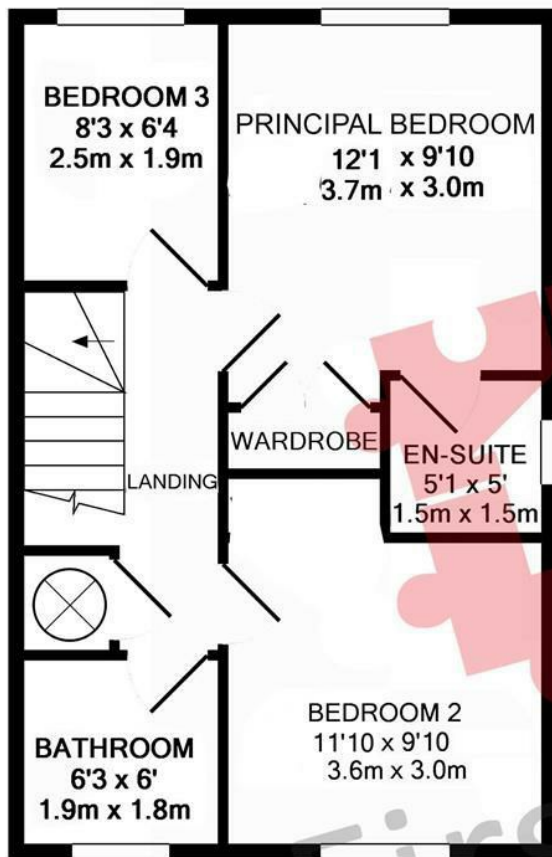
Agents Note

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.

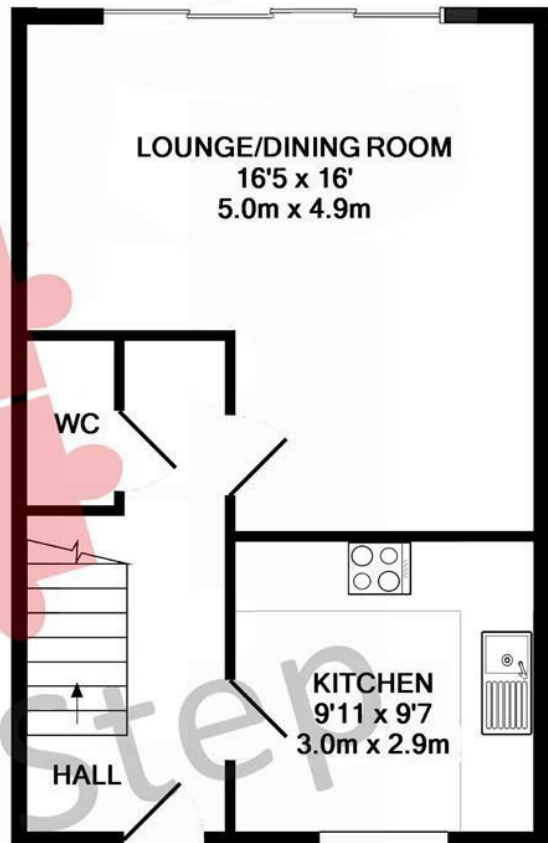
These details are to be used as a guide only and their accuracy is therefore not guaranteed. These details are yet to be approved by the vendor







1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

FP066DB

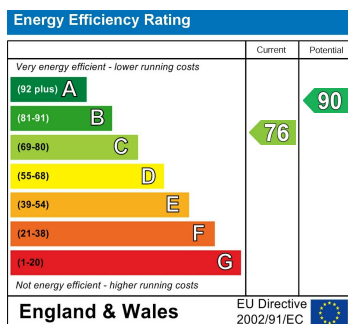
TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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