

FREEHOLD



House - End Terrace (EPC Rating: C)

**6 Russell Walk, Fairfield, Hitchin, Herts, SG5  
4FR**

**Offers In Excess Of  
£550,000**



First Step



# 5 Bedroom House - End Terrace located in Fairfield

STUNNING ORCHARD VIEW LOCATION... Large 5 DOUBLE BEDROOM family home... 2 EN-SUITES... Kitchen/Diner plus UTILITY Room... SECLUDED WALLED GARDEN... PRINCIPAL Bedroom with Garden Views... Garage plus Parking...

IMMACULATELY PRESENTED...

ORCHARD VIEWS...

5 DOUBLE BEDROOMS...

2 EN-SUITES...

SECLUDED WALLED GARDEN...

GARAGE PLUS PARKING...

On the ground floor is the kitchen/diner leading to utility room, living room with french doors leading to garden & cloakroom.

The first floor comprises of the Principal bedroom, 2 further double bedrooms (bed 4 and 5) and a family bathroom.

On the top floor is a large landing/study area, 2 further double bedrooms (bedroom 2 with dressing area and bedroom 3) both with en-suites.

Externally is a secluded established walled garden, garage plus parking.

## GROUND FLOOR

### Entrance Hallway

Composite door leading into entrance hallway. Wooden flooring. Stairs leading to first floor with doors leading to:

### Living Room

18'4" x 9'8"

French doors leading to garden. Double glazed window to front aspect fitted with wooden shutters and Roman blind. TV point.

### Kitchen/Diner

18'4" x 9'3"

Bay window to side aspect with double glazed window to front

aspect fitted with wooden shutters & Roman blinds. Cream Shaker style kitchen fitted with wall & base units with real wood work surface. Double Eyeline oven with 4 ring gas hob & extractor & built-in microwave. Ceramic butler sink. Vaillant boiler housed in wall unit. Integral dishwasher & fridge freezer. Door leading to:

### Utility Room

Base units with complementary work surface fitted with stainless steel sink. Space for washing machine & tumble dryer. Door leading to shelved airing cupboard housing water tank. Door to large under stair storage cupboard. Door leading to living room.

### Cloakroom

White suite comprising: wc, vanity unit inset with wash hand basin. Ceramic tiled flooring. Consumer unit, mirrored wall cabinet.

## FIRST FLOOR

### Landing 1

Double glazed Bay window to front aspect fitted with Roman blind. Doors leading to:

### Principal Bedroom

18'4" x 10'0"

Bay window to side aspect fitted with Roman blinds. Carpet, TV point.

### Bedroom 4

9'3" x 9'0"

Double glazed window to side aspect. Carpet, TV point.

### Bedroom 5

9'3" x 8'11"

Double glazed window to side aspect. Carpet, TV point.

### Bathroom

Fully tiled, white suite comprising: tiled bathside fitted with wall mounted shower & glass screen, wc, vanity unit inset with wash hand basin. Chrome heated towel rail, LED mirror, ceramic tiled flooring.





## SECOND FLOOR

### Landing 2/Study

Double glazed window to front aspect, fitted with Roman blinds. Carpet. Doors leading to:

### Bedroom 2

12'5" x 10'0"

Double glazed window to side aspect fitted with roller blind. Carpet. Door leading to en-suite & opening leading to dressing area. Loft access.

### Bedroom 2 En-Suite

White suite comprising: fully tiled shower cubicle fitted with wall mounted shower, wc, vanity unit inset with wash hand basin, chrome heated towel rail, LED mirror.

### Bedroom 2 Dressing Area

Built-in 6 door wardrobe fitted with shelf & rail. Carpet.

### Bedroom 3

12'5" x 9'3"

Double glazed window to side aspect.

### Bedroom 3 En-suite

Velux window to front aspect. White suite comprising: fully tiled shower cubicle fitted with wall mounted shower, wc, pedestal wash hand basin, radiator.

## EXTERNAL

### Front Aspect

Pathway leading to front door with garden area laid to established shrubs. Gated access leading to rear garden.

### Rear Aspect

Secluded walled garden mainly paved with lawn area borders laid to established shrubs. Wooden garden shed. Side aspect gated access.

### Garage & Parking

17'3" x 9'5"

Single garage with up & over door fitted with power & light. Allocated parking space.

### Additional Material Information

EPC: Rating C

Council Tax: Band E

Service charge: £130 every 6 months

Freehold

Garage - leasehold (under coach house)

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

### 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.

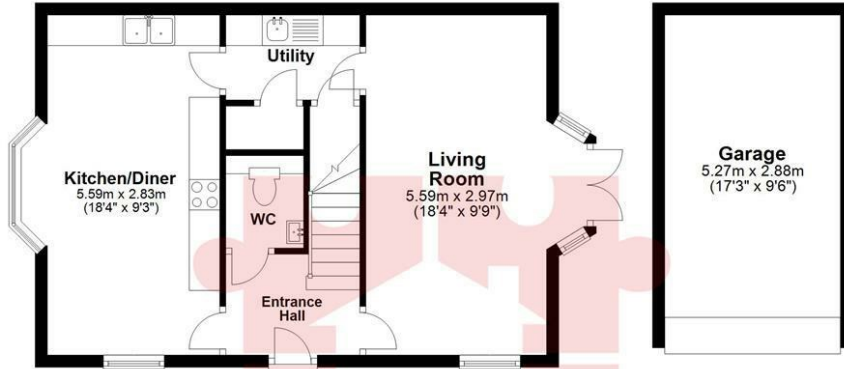






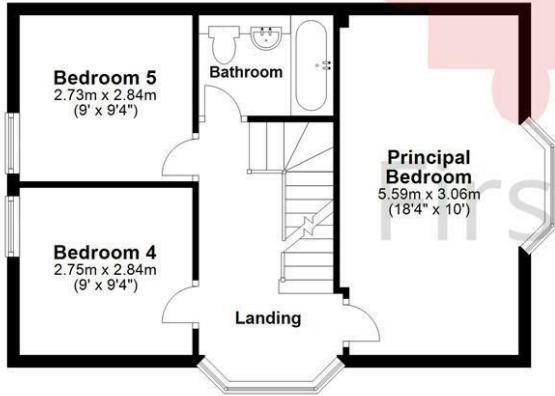
### Ground Floor

Main area: approx. 47.1 sq. metres (506.8 sq. feet)  
Plus garages, approx. 15.2 sq. metres (163.4 sq. feet)



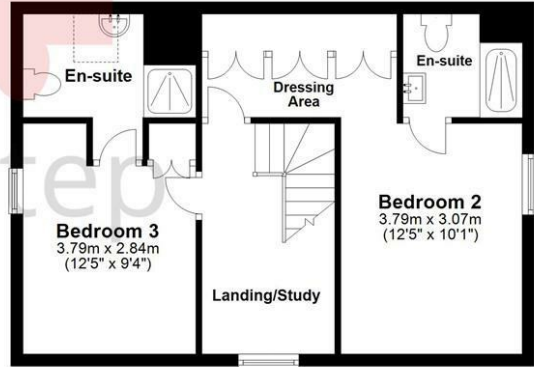
### First Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



### Second Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Main area: Approx. 139.2 sq. metres (1497.8 sq. feet)

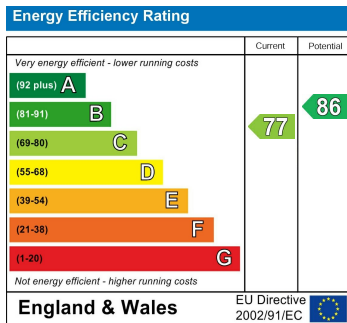
Plus garages, approx. 15.2 sq. metres (163.4 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Council Tax Band

**E**

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**