

FREEHOLD



House - Mews (EPC Rating: C)

**9 Middlemarch, Fairfield, Hitchin, Hertfordshire,
SG5 4JJ**

Price Guide

£440,000



First Step



3



1



1



C

3 Bedroom House - Mews located in Fairfield, Hitchin

CHAIN FREE!!... PEACEFUL Location... IMMACULATELY Presented... COMPLETELY UPGRADED throughout... 3 GOOD SIZED Bedrooms... SHOWER Room... GARDEN PATIO area... 2 Allocated Parking Bays...

CHAIN FREE...

IMMACULATELY PRESENTED...

COMPLETELY REFURBISHED THROUGHOUT...

3 BEDROOM MEWS PROPERTY...

2 ALLOCATED PARKING BAYS...

GARDEN PATIO AREA...

The ground floor comprises of cloakroom open plan lounge with built-in seated area leading to kitchen with breakfast bar and French doors leading to garden patio area.

On the first floor are 3 good sized bedrooms, excellent storage & an upgraded shower room.

Externally is a paved garden area & 2 allocated parking bays.

GROUND FLOOR

Entrance Hallway

Real wood front door, fitted with curtain & rail. Luxury vinyl flooring. Door leading to:

Cloakroom

White suite comprising: concealed cistern wc, vanity unit inset with wash hand basin. Luxury vinyl flooring.

Lounge

18'4" x 16'4"

Double glazed window to rear aspect fitted with Roman

blind with French doors fitted with cat flap & Roman blinds leading to paved garden area. Bespoke built-in pull out under stair storage plus door to under stair storage cupboard. Built-in corner seating area fitted with base storage. Stairs leading to first floor with open plan leading to:

Kitchen

11'1" x 6'2"

Two double glazed windows to front aspect fitted with roller blinds. Grey gloss kitchen incorporating pull out bin storage fitted with quartz work surface inset with stainless steel sink. Breakfast bar seating. Eyleine Neff double oven with 4 ring induction hob & extractor. Integral appliances: fridge freezer, washing machine, dishwasher. Ideal boiler housed in matching wall unit (newly installed 2021)

FIRST FLOOR

Landing

Carpet. Loft access: partially boarded fitted with light & ladder. Door to shelved storage cupboard. Doors leading to:

Principal Bedroom

10'9" x 10'5"

Two double glazed windows to front aspect fitted with Roman blinds. Built-in 3 door wardrobe fitted with shelf & rail. Carpet, TV point.

Bedroom 2

10'2" x 8'10"

Two double glazed windows to rear aspect fitted with Roman blinds. Built-in 2 door wardrobe fitted with shelf & rail. Carpet.



Bedroom 3

10'2" x 9'2"

Double glazed window to rear aspect fitted with roller blind. Carpet, TV point.

Shower Room

6'10" x 5'6"

Double glazed privacy window to front aspect fitted with roller blind. Large fully tiled walk in shower fitted with wall mounted shower & glass screen. Vanity unit inset with wash hand basin and concealed cistern wc. Non slip vinyl flooring, chrome heated towel rail.

EXTERNAL

Front Aspect

Porch area leading to front door.

Rear Aspect

Paved seating area with low level hedge to perimeter fitted with gate & external light, leading to stunning communal garden area.

Additional Material Information

EPC: Rating C

Council Tax: Band D

Service charge: £60 pcm

Freehold

Mains electric, gas and water

Traditional brick construction

Private terrace with access to communal gardens

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

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

Agents Note

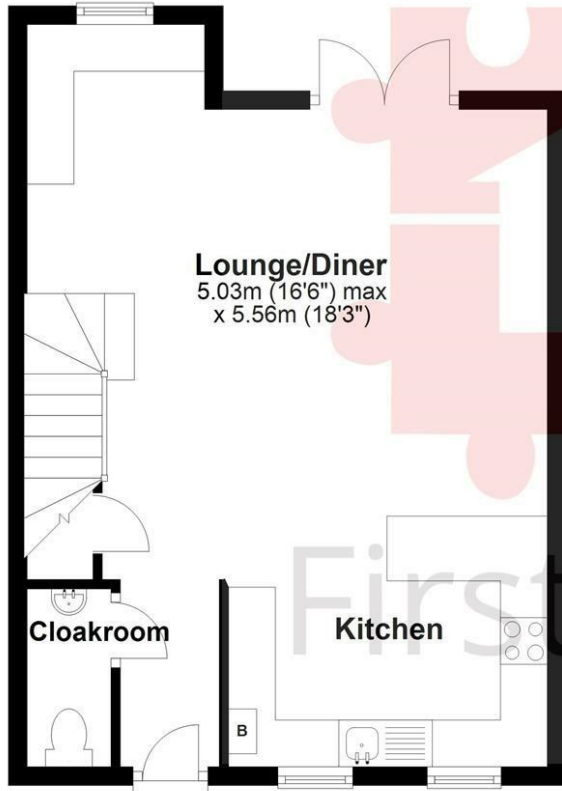
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.





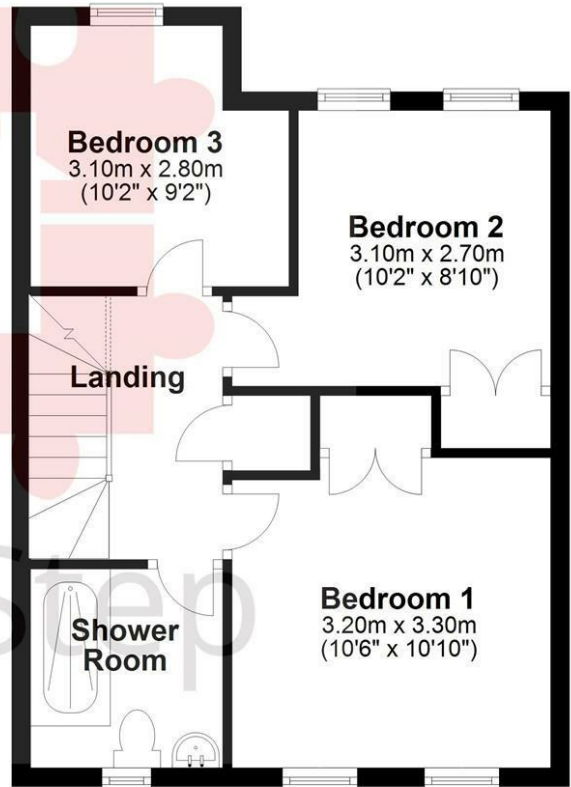
Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)

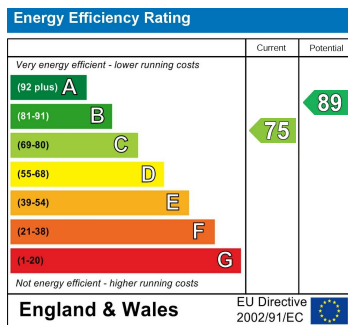


Total area: approx. 81.9 sq. metres (881.2 sq. feet)

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