

FREEHOLD



House - Semi-Detached (EPC Rating: C)

35 Hardy Way, Fairfield, Hitchin, Herts, SG5 4GL

Price Guide

£450,000



First Step



C

3 Bedroom House - Semi-Detached located in Fairfield

CHAIN FREE... PEACEFUL ORCHARD location... WEST facing garden... UPGRADES THROUGHOUT... ENTERTAINING Kitchen/Diner... GARAGE plus GATED DRIVEWAY PARKING FOR 2 CARS...

IMMACULATELY PRESENTED SEMI DETACHED HOME...

IDEAL LOCATION OVERLOOKING THE ORCHARD...

GATED DRIVEWAY PARKING FOR 2 CARS PLUS GARAGE...

On the ground floor is the good sized lounge leading to kitchen/diner with inner lobby leading to cloakroom.

The first floor comprises of 3 good sized bedrooms & bathroom.

Externally is a split level low maintenance garden with gated driveway parking for 2 cars & garage.

GROUND FLOOR

Entrance Hallway

Composite door leading into entrance hallway. Karndean flooring. Nest Smart smoke detectors. Stairs to first floor with door leading to:

Lounge

14'2" x 14'0"

Double glazed window to front aspect fitted with wooden shutters. Door to under stair storage cupboard housing consumer unit. Karndean flooring, vertical radiator, TV point. Nest smart thermostat. Door leading to:

Kitchen/Diner

17'6" x 10'2"

Double glazed window to rear aspect fitted with roller blind. Light wood kitchen fitted with wall & base units comprising tall pull out storage unit with quartz work surface. Integral appliances: double oven, 4 ring hob with extractor, fridge

freezer, dishwasher. Stainless steel sink. TV point. Ceramic tiled flooring. Door leading to:

Inner Lobby

Half glazed door leading to side aspect leading to garden. Quartz work surface area. Space for washing machine & tumble dryer. Ceramic tiled flooring. Wall mounted Potterton boiler. Door leading to:

Cloakroom

Double glazed privacy window to side aspect. White suite comprising: wc, pedestal wash hand basin. Ceramic tiled flooring. Loft access.

FIRST FLOOR

Landing

Carpet Door to shelved storage cupboard. Nest Smart smoke detectors. Loft access: fully boarded fitted with ladder. Doors leading to:

Bedroom 1

10'10" x 10'7"

Double glazed window to rear aspect fitted with wooden shutters. Built-in 2 door wardrobe plus additional built-in wardrobe fitted with shelf & rail. Carpet, TV point.

Bedroom 2

11'7" x 10'7"

Double glazed window to front aspect fitted with wooden shutters. Built-in 2 door wardrobe fitted with shelf & rail. Carpet, TV point.

Bedroom 3

9'0" x 6'11"

Double glazed window to front aspect fitted with wooden shutters. Karndean flooring. TV point.



Bathroom

Double glazed privacy window to rear aspect. White suite comprising: fully tiled panelled bath fitted with side taps & rainfall head shower with glass screen, wall mounted wash hand basin, concealed cistern wc., shaver point. Ceramic tiled flooring, black heated towel rail.

EXTERNAL

Front Aspect

Black railing with gated access leading to front door with pebbled garden areas to either side. 'Arlo doorbell camera', external light.

Rear Aspect

Patio area with gated access leading to driveway & personal door to garage. Steps leading down to lower level garden laid to astroturf with raised wooden feature laid to pebbles. External light, outside tap.

Garage & Driveway

Gated driveway parking for 2 cars leading to single garage with up & over door fitted with power, light & eave storage. 'Arlo CCTV security light'.

Additional Material Information

EPC: Rating C

Council Tax: Band D

Service charge: £130 every 6 months

Freehold

Mains electric, gas and water

Traditional brick construction

Local Area

The property is situated overlooking the orchard and is 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.

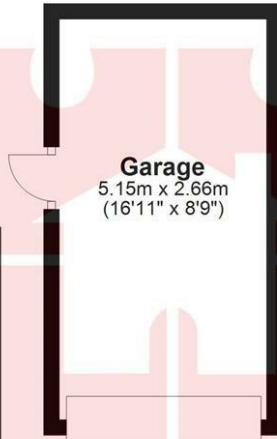
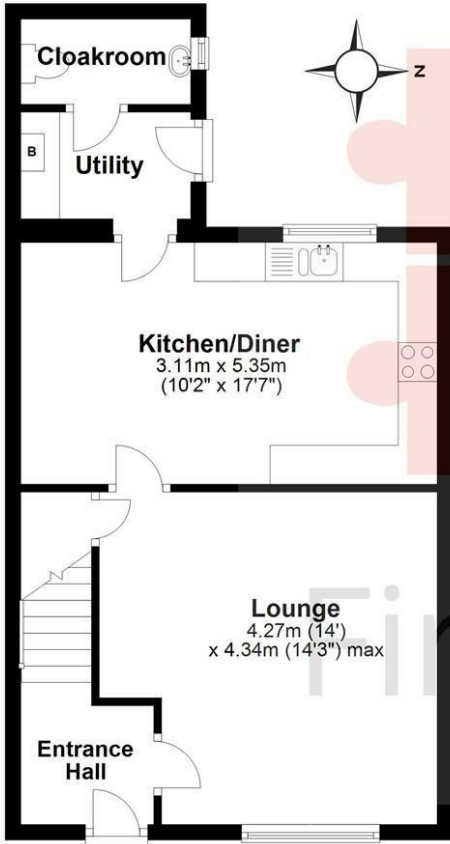
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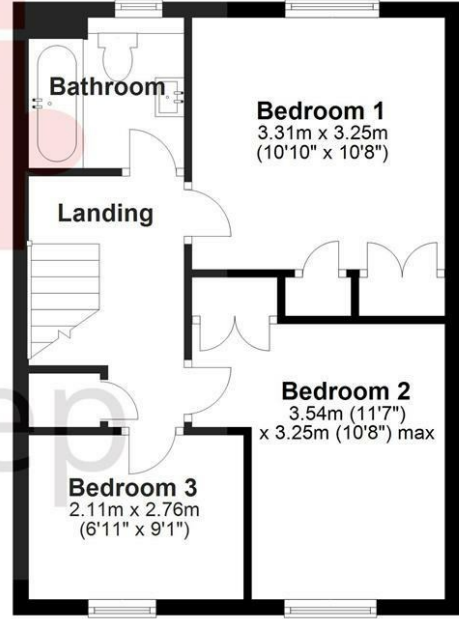
Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.1 sq. feet)

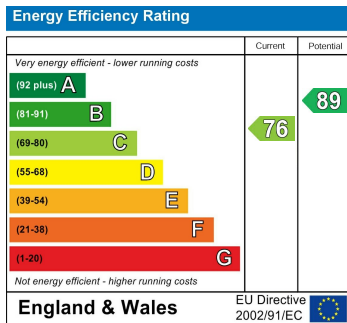


Total area: approx. 86.5 sq. metres (931.1 sq. feet)

Council Tax Band

D

Energy Performance Graph



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First Step