

LEASEHOLD



House - Mews (EPC Rating: D)

## 5 Fairfield Mews, Fairfield, Hitchin, Herts, SG5 4BU

Price Guide

**£583,000**



First Step



# 3 Bedroom House - Mews located in Fairfield, Hitchin

CHAIN FREE... 1442 sq ft spacious living ... 3 DOUBLE Bedrooms... 2 EN-SUITES... DRESSING Room... POWDER Room... ENTERTAINING PATIO & LARGE GARDEN... Allocated PARKING for 2 CARS... CHARACTER Grade II Listed Exterior...

1442 SQ FT...

CHAIN FREE...

IMMACULATELY PRESENTED...

CONTEMPORARY DESIGN...

MEWS HOUSE WITH GRADE II LISTED EXTERIOR...

3 DOUBLE BEDROOMS...

2 EN-SUITES PLUS POWDER ROOM...

IMPRESSIVE LARGE GARDEN AND ENTERTAINING PATIO...

2 ALLOCATED PARKING SPACES...

This beautifully presented home is situated within a small secure gated community. The ground floor accommodation consists of a living room with double doors leading to dining room with access to the entertaining patio, a modern fitted kitchen, principle bedroom with dressing room & en-suite shower room, plus powder room with excellent under stair storage.

On the first floor are 2 further double bedrooms, bedroom 2 with en-suite bathroom.

Externally the property benefits from a large entertaining patio leading to huge lawn area, plus there are 2 allocated parking spaces and ample visitor parking.

## GROUND FLOOR

### Entrance Hallway

Wooden front door leading into entrance hallway. Real wood flooring, ceiling light, radiator, alarm panel, Nest heating control, wall mounted shoe rack. Low level door to huge under stair storage area, fitted with light. Stairs leading to Powder room & doors leading to:

### Living Room

17'7" x 15'6"

Georgian style sash window & fully glazed door to side aspect. Real wood flooring, 2 ceiling lights, 2 radiators, BT & Sky TV points. Door to under stair storage cupboard fitted with light. Built-in bookshelf/display unit. Double fully glazed doors leading to dining room.

### Dining Room

10'2" x 10'1"

Fully glazed roof, real wood flooring, radiator, feature beam. Four white gloss wall mounted storage cabinets. French doors leading to rear garden.

### Kitchen

10'6" x 9'1"

Georgian style sash window to front aspect with fully glazed door to side aspect. Fitted with a range of white gloss wall and base units, incorporating larder cupboard with granite work surfaces. One and a half bowl stainless steel sink, fitted with hose tap. Neff double oven with 4 ring gas hob & extractor. Integrated fridge freezer, washing machine & dishwasher. Real wood flooring, ceiling light.

### Principal Bedroom

12'9" x 9'4"

Two Georgian sash windows to rear aspect, fitted with roller blinds. Real wood flooring, ceiling light, 2 radiators, BT & TV point. Door leading to En-suite & Opening leading to:

### Dressing Room

10'2" x 6'2"

Georgian sash window to rear aspect, fitted with roller blind. Bespoke built-in white gloss wardrobes. Real wood flooring, ceiling light, radiator.

### En-suite Shower Room

Georgian sash window to rear aspect, fitted with roller blind. Bespoke built-in white gloss wardrobes. Real wood flooring, ceiling light, radiator.



### FIRST FLOOR

Real wood stairs leading to first floor.

### Landing

Real wood flooring, ceiling light, radiator. Full height door to cupboard housing boiler.

### Powder Room

White suite comprising: fully tiled room, shower cubicle, fitted with wall mounted shower & glass door. Pedestal wash hand basin, wc. Real wood flooring, chrome heated towel rail, ceiling lights, 2 x mirrored door wall cabinets.

### Bedroom 2

17'3" x 9'8"

Velux window to side aspect, fitted with roller blind. Real wood flooring, ceiling light, radiator, BT & TV point, radiator. Door leading to:

### En-suite Bathroom

White suite comprising: fully tiled panelled bath fitted with hand held shower. Pedestal wash hand basin, wc. Real wood flooring, ceiling light, original beams, 2 door mirrored wall cabinet.

### Bedroom 3

14'1" x 10'11"

Velux window to side aspect, fitted with roller blind. Built-in 6 door shelved wardrobe. Real wood flooring, ceiling light, radiator, BT & TV point, radiator.

### EXTERNAL

### Front Aspect

Paved pathway, lawn with low hedge perimeter leading to front door with outside light, outside garden tap.

### Rear Garden

Secluded garden with large patio area (measuring 8m x 7m max) with fence perimeter, leading to lawn (measuring 40m x 10m max) with tall hedge perimeter to either side, outside garden tap.

### Parking

Two allocated parking spaces with ample visitor parking.

### ADDITIONAL PROPERTY INFORMATION:

Leasehold 981 years remaining

EPC: Rating D

Council Tax: E

Service charge: Approx £220 per qtr

Ground Rent: £75 every 6 months

Grade II listed property

Grade II listed

Traditional brick build

Mains utilities

### 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.

Fairfield Park Lower School is located within Fairfield Park, also locally is 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

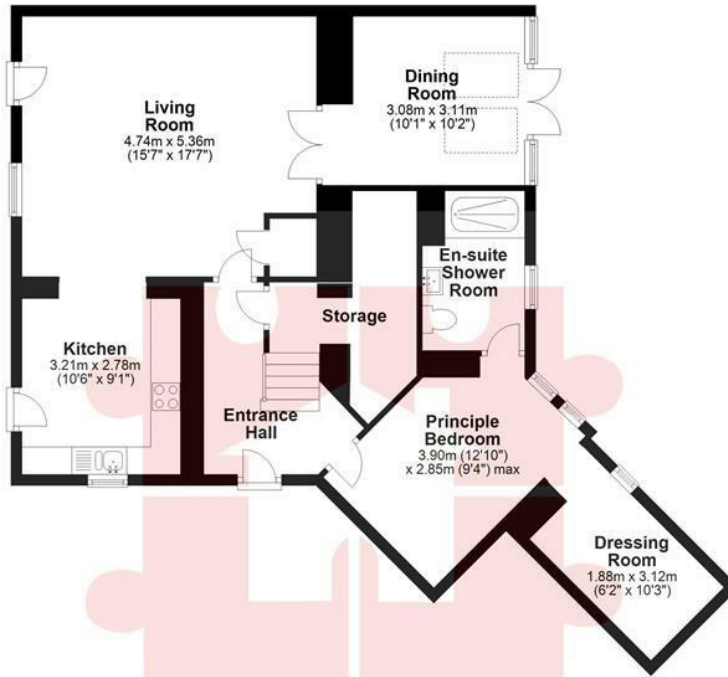
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.





**Ground Floor**  
Approx. 88.6 sq. metres (954.1 sq. feet)



**Second Floor**  
Approx. 39.9 sq. metres (418.5 sq. feet)



**First Floor**  
Approx. 6.5 sq. metres (69.8 sq. feet)

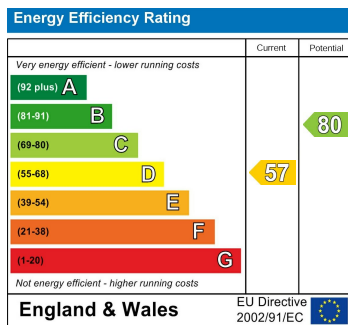


Total area: approx. 134.0 sq. metres (1442.3 sq. feet)

Council Tax Band

**E**

Energy Performance Graph



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**First Step**