

FREEHOLD



House - Detached (EPC Rating: C)

**22 Faraday Gardens, Fairfield, Hitchin, Herts,
SG5 4FW**

Price Guide

£625,000



First Step



4 Bedroom House - Detached located in Fairfield, Hitchin

CHAIN FREE... LARGE WEST facing garden... DOUBLE garage... LARGE Entertaining Kitchen/Diner... DUAL ASPECT Lounge with FRENCH DOORS to Garden... 4 DOUBLE Bedrooms... EN-SUITE...

CHAIN FREE...

LOUNGE WITH FRENCH DOORS TO GARDEN...

LARGE WEST FACING GARDEN...

4 DOUBLE BEDROOMS...

On the ground floor is the dual aspect lounge, entertaining kitchen/diner & downstairs cloakroom.

The first floor comprises of bedroom 1 with en-suite plus 3 further double bedrooms & family bathroom.

Externally is a large west facing garden with personal door to double garage and parking for 1 cars, plus parking in front of house.

GROUND FLOOR

Entrance Hallway

Door leading into entrance hallway. Under stair storage cupboard. Laminate flooring. Doors leading to:

Lounge

22'7" x 11'5"

Dual aspect double glazed window to front aspect with French doors leading to rear garden. Feature fireplace fitted with gas fire. Carpet, TV point.

Kitchen/Diner

22'7" x 12'9"

Dual aspect double glazed windows to front & rear aspect. Half glazed door leading to side aspect. Kitchen fitted with light wood wall & base units with complementary work

surface. Rangemaster oven with extractor. Integrated washing machine, fridge freezer, dishwasher. Stainless steel sink.

Cloakroom

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

FIRST FLOOR

Landing

Door to airing cupboard housing Worcester boiler. Carpet. Doors leading to:

Bedroom 1

10'2" x 10'2"

Double glazed window to front aspect fitted with Roman blind. Four door wardrobes fitted with shelf & rail. Carpet. Door leading to:

En-suite

Double glazed privacy window to front aspect. Fully tiled shower cubicle fitted with wall mounted shower & glass door, pedestal wash hand basin, wc. Ceramic tiled flooring.

Bedroom 2

13'5" x 10'5"

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

Bedroom 3

11'5" x 8'10"

Double glazed window to rear aspect fitted with roller blind. Built-in 2 door wardrobe fitted with shelf & rail. Carpet.



Bedroom 4

9'2" x 8'10"

Double glazed window to rear aspect fitted with roller blind. Laminate flooring.

Bathroom

7'6" x 5'6"

Double glazed privacy window to rear aspect fitted with roller blind. White suite comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen, wc, pedestal wash hand basin. Ceramic tiled flooring, shaver point.

EXTERNAL

Front Aspect

Low level wall with hedge to perimeter with gated access to pathway with garden areas to either side leading to front door. Gated access leading to rear aspect.

Rear Aspect

Private west facing rear garden with patio area leading to lawn with paved pathway leading to personal door leading to garage & rear gated access. Further gated access to side aspect. Outside light, external tap.

Garage & Parking

Double garage with electric doors fitted with power, light & eave storage. Converted to office with Cat 6 Ethernet cable, insulated. 1 allocated parking space and parking to front of house.

Additional Material Information

EPC: Rating C

Council Tax: Band E

Service charge: £139.67 every 6 months

Freehold

Mains electric, gas and water

Traditional brick construction

Boiler fitted in 2022

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.

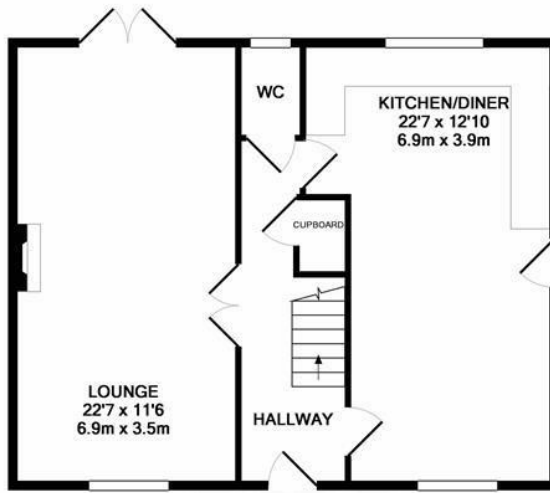
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

Agents Note

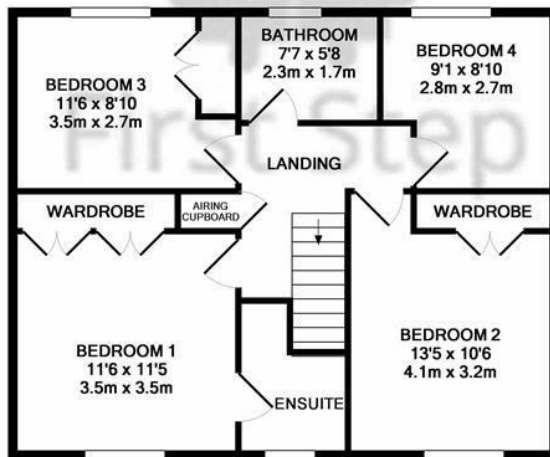
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.







GROUND FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

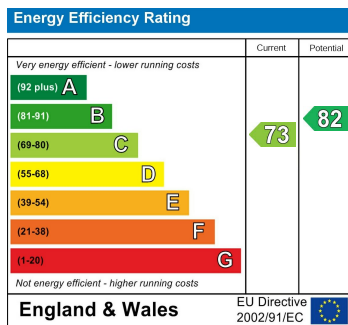
TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.6 SQ.M.)

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

E

Energy Performance Graph



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First Step