

FREEHOLD



House - End Mews (EPC Rating:)

**16 Middlemarch, Fairfield, Hitchin, Herts, SG5
4JJ**

Offers Over

£425,000



First Step



3 Bedroom House - End Mews located in Hitchin

CHAIN FREE... 2 Allocated Parking Spaces... SECLUDED SOUTH FACING Terrace leading to stunning communal garden... LOUNGE/DINING Room... MODERN Fitted Kitchen... CLOAKROOM... 3 GOOD Sized Bedrooms...

CHAIN FREE..

SECLUDED LOCATION...

The ground floor comprises of lounge/dining room, kitchen, & cloakroom.

On the first floor is 3 bedrooms plus bathroom.

Externally is a rear terraced garden with 2 allocated parking spaces.

GROUND FLOOR

Entrance Hallway

Wooden front door leading into entrance hallway. Engineered wood flooring. Doors leading to: Cloakroom & Lounge/Dining Room.

Lounge/Dining Room

18'2" x 16'6"

Dual aspect double glazed windows to rear and side aspect, fitted with Roman blinds. Wooden double glazed doors leading to garden. Continuation of Engineered wood flooring. TV point. Under stair storage cupboard. Stairs leading to first floor & Opening to:

Kitchen

11'1" x 6'3"

Two double glazed windows to front aspect, fitted with Roman blinds. Howdens kitchen comprising: white high gloss wall and base units with 4 drawer pack & complementary work surfaces. Integrated appliances: slimline dishwasher, upright fridge/freezer, washing machine & dishwasher. Single electric oven with 4 ring

electric hob and concealed overhead extractor. Inset stainless steel sink. Ceramic tiled flooring. Baxi boiler housed in matching wall unit (newly installed November 2022).

Cloakroom

White suite comprising: wc, pedestal wash hand basin. Continuation of engineered wood flooring. Consumer unit.

FIRST FLOOR

Landing

Carpet. Full height door to shelved cupboard housing a wall heater. Loft access: partially boarded with light & loft ladder. Doors leading to:

Master Bedroom

10'11" x 10'7"

Dual aspect double glazed windows to front and side aspects fitted with Roman blinds. Built-in 2 door wardrobe, fitted with shelf & rail. Carpet, TV point.

Bedroom 2

12'0" x 9'8"

Dual aspect double glazed windows to rear and side aspect fitted with Roman blinds. Two door fitted wardrobe with shelf, rail, drawers & side shelving. Carpet, TV point.

Bedroom 3

8'2" x 7'4"

Double glazed window to rear aspect. Carpet.

Bathroom

Double glazed privacy window to front aspect. White suite comprising: wc, wall mounted wash hand basin and fully tiled paneled bath with wall mounted shower & curved



glass screen. Ceramic tiled flooring, chrome heated towel rail.

EXTERNAL

Front Aspect

Stoned shrub area with pathway leading to open porch with tiled floor and outside light.

Rear Aspect

Southerly facing entertaining terraced garden with low level hedge bushes fence and wall perimeter. Outside light. Opening to communal fountain & tree lined garden areas. External tap to side of property. Wooden storage.

Parking

Two allocated parking spaces side by side.

Additional Material Information

EPC: Rating C

Council Tax: Band D

Service charge: £60.41 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 Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.



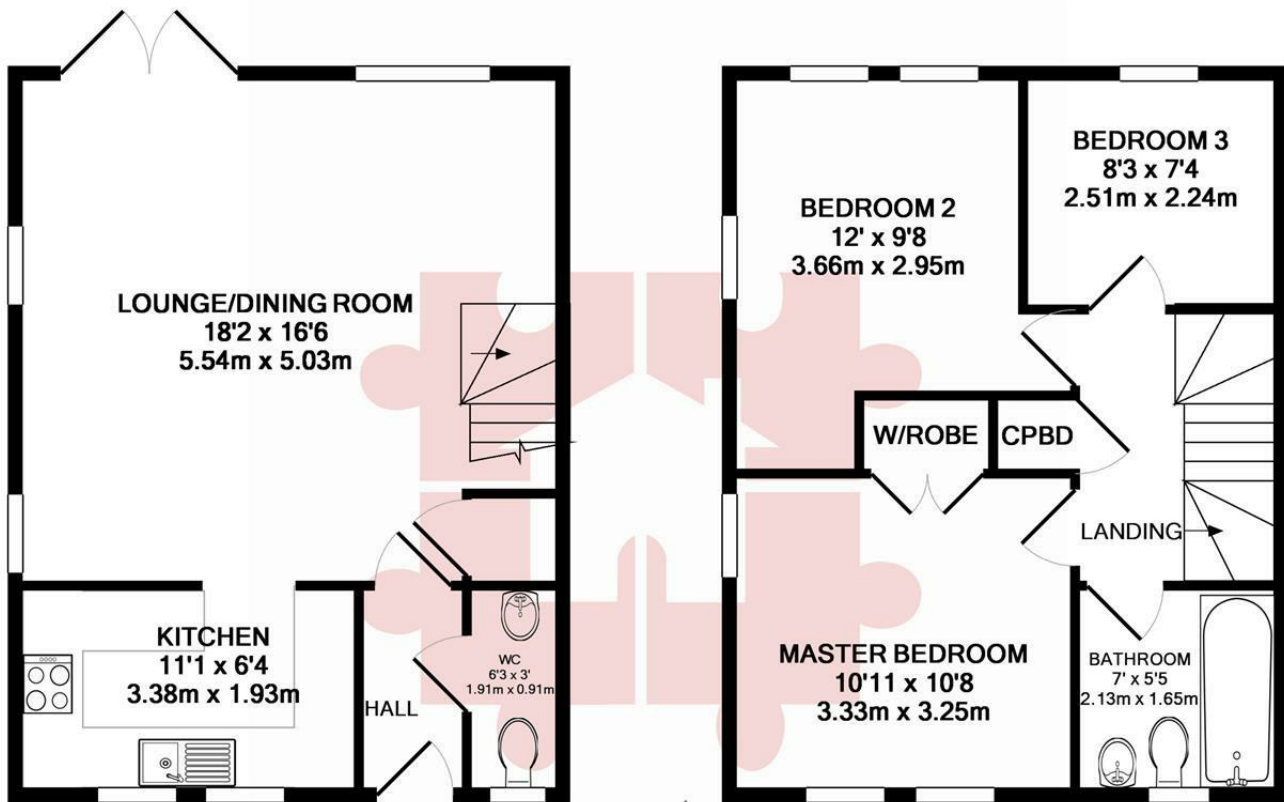
Agents Note

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. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)



FH016MM

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 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

D

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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First Step