

FREEHOLD



House - Detached (EPC Rating: C)

**20 Heathcliff Avenue, Fairfield, Hitchin, Herts,
SG5 4EY**

Price Guide

£850,000



First Step



4 Bedroom House - Detached located in Fairfield, Hitchin

Welcome to Heathcliff Avenue, a stunning detached house that could be your next dream home! This property boasts 3 reception rooms, perfect for entertaining guests or relaxing with your family along with 4 spacious bedrooms providing plenty of room for everyone.

Built in 2007, this property offers 2,099 sq ft of living space, providing ample space for all your needs. The house comes with parking for 3 vehicles, ensuring convenience for you and your guests.

One of the highlights of this property is the external games room/studio, offering a versatile space for hobbies or relaxation. Additionally, there is a separate study, ideal for those who work from home or need a quiet space to focus.

The 4 double bedrooms also include 2 en-suites, adding a touch of luxury to everyday living. And an added bonus is that this property is chain-free, making the buying process smoother and quicker for you.

Don't miss out on the opportunity to own this fantastic property in a desirable location. Book a viewing today and envision the possibilities that this house has to offer!

GROUND FLOOR

Entrance Hallway

Two double glazed sash windows fitted with wooden shutters & composite front door leading into entrance hallway. Full height door to storage cupboard. Bespoke under stair pull out storage. Stairs leading to first floor with doors leading to.

Kitchen/Dining Room

22'8" x 15'8"

Double glazed sash window to rear aspect, fitted with venetian blind. Fitted with a range of cream Shaker style wall and base units consisting of: tall larder storage unit, pull out basket storage unit, corner carousel & drawer pack, plus feature wine rack with quartz work surface. Double Rangemaster oven with 5 ring gas hob & double extractor, integrated dishwasher. Integrated appliances: fridge freezer & dishwasher. Space for American style fridge freezer. Ceramic one and a half bowl sink with Grohe mixer tap. Continuation of ceramic tiled flooring, underfloor heating. Door leading to Utility room with opening leading to Dining Room:

Dining Room

Double glazed French doors leading to garden, plus 2 double glazed sash windows to rear aspect, fitted with venetian blinds & Electronically operated Velux window to rear aspect. Continuation of ceramic tiled flooring, underfloor heating, 3 TV points, inset ceiling speaker.

Utility Room

Half privacy glazed door to side aspect. Fitted with matching cream Shaker style units & quartz work surface. Ceramic sink with mixer tap. Space and plumbing for washing machine, space for tumble dryer. Wall mounted Glow worm boiler. Continuation of ceramic tiled flooring.

Cloakroom

White suite comprising: wc, wall mounted wash hand basin inset in 1 door vanity. Continuation of ceramic tiled flooring, wall mirror with shelf, half tiled.

Living Room

16'11" x 12'2"

Double glazed sash window to side aspect, fitted with wooden shutters

& double glazed French doors to rear garden. System line inset ceiling speakers, TV point. Laminate flooring.

Reception 3/Study

12'2" x 11'1"

) Double glazed sash bay window to front aspect, fitted with venetian blind. Built-in 'Sharp' 2 sliding door shelved cupboard. Ceramic tiled flooring, radiator, ceiling light, TV point, inset ceiling speakers.

Reception 2/Family Room

12'0" x 11'10"

Double glazed sash bay window to front aspect fitted with wooden shutters. Ceramic tiled flooring, TV point.

FIRST FLOOR

Landing

Galleried Landing. Full height door to shelved airing cupboard housing water tank. Carpet. Loft access: partially boarded fitted with light & ladder. Doors leading to:

Principal Bedroom

18'2" x 10'0"

Dual aspect double glazed sash bay window to front & side aspect fitted with venetian blinds. Carpet. 2 inset ceiling speakers, TV point. Opening leading to:

Dressing Area

Double glazed sash window to side aspect fitted with venetian blind. Multitude of built-in wardrobes, fitted with shelf & rail. Carpet. Door leading to:

En-suite

Double glazed privacy window to rear aspect fitted with venetian blind. White suite comprising: fully tiled large shower cubicle fitted with wall mounted shower & glass door, vanity unit inset with wash hand basin, wc. Ceramic tiled flooring, chrome heated towel rail, shaver point, wall mounted demist mirror.

Bedroom 2

13'10" x 9'1"

Double glazed sash window to rear aspect. Built-in 2 door wardrobe fitted with shelf & rail. Carpet, TV point. Opening leading to:



En-suite

Double glazed privacy window to rear aspect. White suite comprising: fully tiled large shower cubicle fitted with wall mounted shower with rainfall head & glass door, wash hand basin, wc. Ceramic tiled flooring, chrome heated towel rail. (newly upgraded June 2023).

Bedroom 3

15'1" x 12'2"

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

Bedroom 4

12'0" x 6'11"

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

Bathroom

Double glazed privacy window to rear aspect. White suite comprising: freestanding bath, fitted with side taps & shower hose. vanity unit inset with wash hand basin & concealed cistern wc. Ceramic tiled flooring, chrome heated towel rail, shaver point. (newly upgraded June 2023).

EXTERNAL

Front Aspect

Wrought iron railings to perimeter with gated access, pathway leading to front door with lawn areas to either side.

Rear Aspect

Private enclosed garden with wall & fence perimeter. Decked seating area with feature balustrade leading to lawn with further patio area. External light, wall lights, outside tap, multitude of external power points. Side gated access leading to driveway. Personal door leading to converted garage room.

Converted Garage/Music/Playroom

Half glazed door & double glazed sash window to side aspect fitted with venetian blind. Laminate flooring, electric wall mounted heater. Loft access. Door leading into end storage area of the garage with up & over door fitted with power, light & consumer unit.

Driveway

Gated driveway with parking for 3 vehicles.

Additional Material Information

EPC: Rating C

Council Tax: Band G

Service charge: approx £167.26 every 6 months

Freehold

Mains electric, gas and water

Traditional brick construction

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 & 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. 110.7 sq. metres (1191.1 sq. feet)

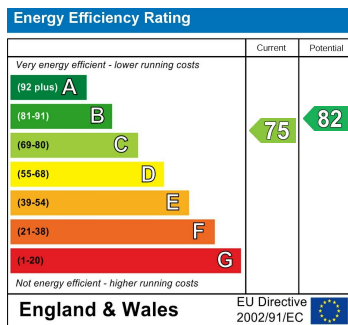
First Floor
Approx. 84.3 sq. metres (907.9 sq. feet)

Total area: approx. 195.0 sq. metres (2099.0 sq. feet)

Council Tax Band

G

Energy Performance Graph



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