

FREEHOLD



House - Mid Terrace (EPC Rating: C)

**5 Russell Walk, Fairfield, Hitchin, Hertfordshire,
SG5 4FR**

Price Guide

£535,000



First Step



4



2



1



C

4 Bedroom House - Mid Terrace located in Fairfield, Hitchin

CHAIN FREE... Lounge/Sun Room... Study... ENTERTAINING Kitchen/Diner... UTILITY & Cloakroom... EN-SUITE... 4 DOUBLE Bedrooms... GARAGE Plus Parking... STUNNING ORCHARD VIEWS...

CHAIN FREE...

VIEWS OVERLOOKING ORCHARD...

GARAGE PLUS PARKING...

On the ground floor is an entertaining kitchen/diner with separate utility & cloakroom. lounge/sun room with doors to rear garden plus a separate study.

The first floor comprises of Principal bedroom with en-suite shower room & 3 further good sized bedrooms & family bathroom.

Externally is a private rear garden with gated access to driveway parking & personal door to garage.

GROUND FLOOR

Study

10'3" x 6'10"

Double glazed window to front aspect fitted with roller blind. Wall mounted consumer unit. Laminate flooring.

Entrance Hallway

Composite door leading into entrance hallway. Laminate flooring. Stairs leading to first floor with doors leading to:

Lounge

23'9" x 11'10"

Double glazed window to front aspect fitted with roller blind. Feature wooden fireplace. Laminate flooring, TV point. Sun room area to rear with French doors leading to rear garden with glazed roof. Door leading to:

Inner lobby Area

Ceramic tiled flooring. Door to under stair storage cupboard, door leading to utility with opening to kitchen/diner.

Kitchen/Diner

21'2" x 11'0"

Double glazed window to rear aspect fitted with roller blind. Light wood kitchen comprising wall & base units with complementary work surface. Double oven fitted with 4 ring gas hob & extractor. Space for dishwasher & fridge freezer. Door to:

Utility Room

Half glazed door to side aspect leading to garden. Light wood base unit fitted with complementary work surface & stainless steel sink. Wall mounted Baxi boiler (installed 2019, 2 years remaining warranty). Ceramic tiled flooring. Door leading to:

Cloakroom

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

FIRST FLOOR

Landing

Double glazed window to side aspect. Carpet. Loft access: partially boarded fitted with light & ladder. Doors leading to:

Principal Bedroom

14'7" x 10'2"

Two double glazed windows to rear aspect. Built-in 6 door wardrobe. Carpet, TV point. Door leading to:

En-suite Shower Room

White suite comprising: fully tiled shower cubicle fitted with wall mounted shower & glass door, wc, pedestal wash hand basin. Ceramic tiled floor.

Bedroom 2

13'1" x 10'4"

Double glazed window to front aspect. Door to airing cupboard housing water tank. Carpet.



Bedroom 3

12'5" x 8'7"

Double glazed window to front aspect. Carpet.

Bedroom 4

8'3" x 7'5"

Double glazed window to rear aspect.

Bathroom

White suite comprising: half tiled panelled bath fitted with hand held shower, wc, pedestal wash hand basin, shaver point. Ceramic tiled flooring.

EXTERNAL

Front Aspect

Low level hedge with garden areas to either side of pathway.

Rear Aspect

Private established rear garden small patio area leading to lawn the gated access to driveway parking with personal door to garage.

Garage & Parking

Single garage with up & over door, fitted with power & light. Personal door leading to driveway parking for 1 vehicle with an additional parking space in front of garage.

Additional Material Information

EPC: Rating C

Council Tax: Band E

Service charge: £30.26 per month

Freehold

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

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

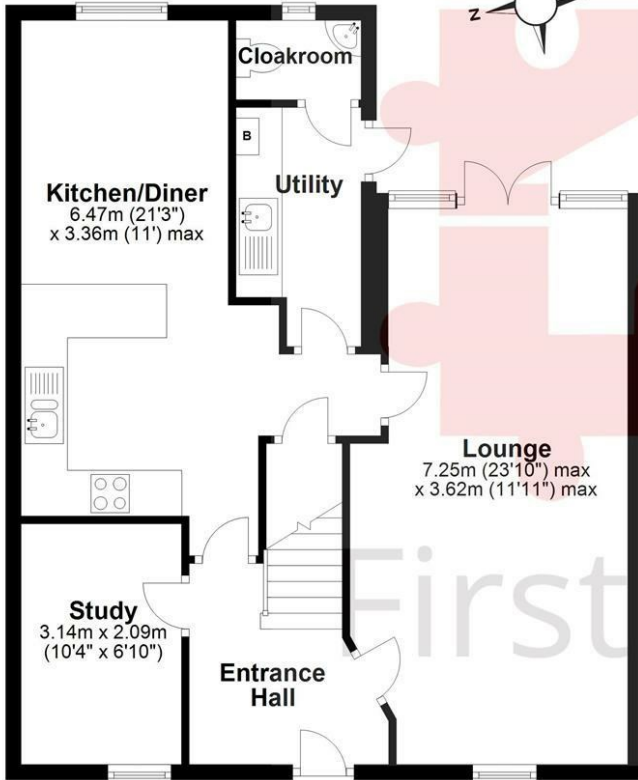
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.





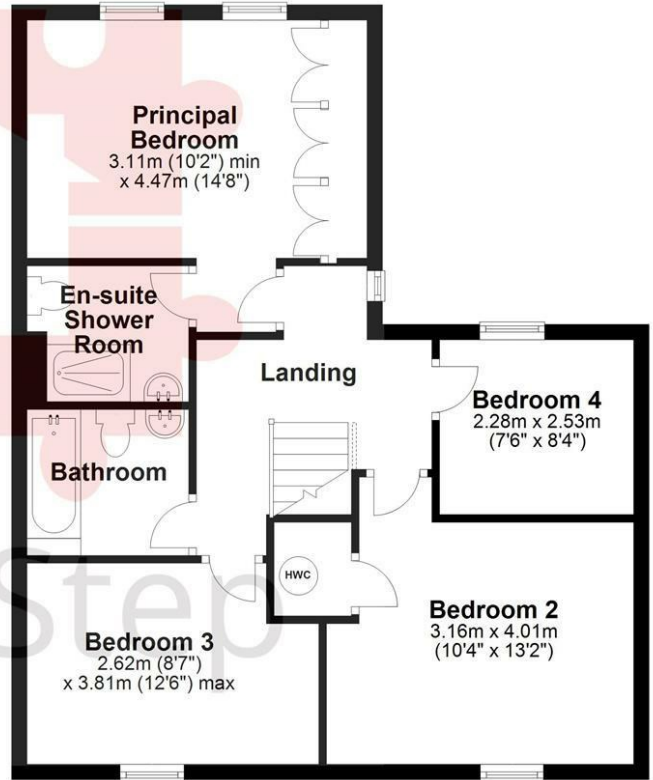
Ground Floor

Approx. 68.3 sq. metres (734.9 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.7 sq. feet)

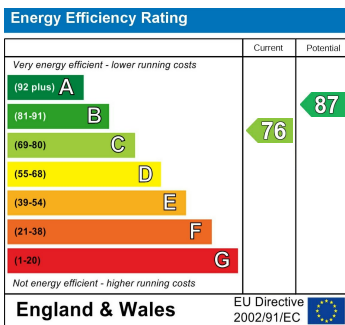


Total area: approx. 130.6 sq. metres (1405.6 sq. feet)

Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step