

FREEHOLD



House - Mid Terrace (EPC Rating: C)

**48 Charlotte Avenue, Fairfield, Hitchin, Herts,
SG5 4HF**

Price Guide

£519,000



First Step



3



2



1



C

3 Bedroom House - Mid Terrace located in Fairfield

Welcome to this charming mid-terrace house located on Charlotte Avenue in the desirable Fairfield area. This property boasts a spacious 1,453 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a light entrance hallway leading to the lounge overlooking the garden, ideal for relaxing after a long day. The house features three generous bedrooms, all of which are double-sized, offering plenty of space for a peaceful night's sleep.

One of the highlights of this property is the luxury en-suite bathroom, complete with a stylish roll-top bath for those indulgent evenings of relaxation. In addition to the en-suite, there is a second modern bathroom, ensuring convenience for all residents.

The private southerly facing garden is a true gem, providing a tranquil outdoor space where you can enjoy al fresco dining or simply bask in the sunshine. As well as the benefit of sipping your morning coffee at the front bistro table while overlooking the charming Crescent - a picturesque view that adds to the overall appeal of this home.

Built in 2010, this house combines modern amenities with classic charm, creating a warm and inviting atmosphere. Whether you are looking for a family home or a place to call your own, this property offers both comfort and style in a sought-after location.

Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and experience the beauty of Charlotte Avenue for yourself.

BEAUTIFULLY PRESENTED...

SOUTH FACING GARDEN...

TOP FLOOR SUITE...

OVERLOOKING "THE CRESCENT"...

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

On the first floor is 2 double bedrooms & bathroom.

There is a top floor suite comprising Principal bedroom with dressing area & en-suite shower room plus freestanding bath.

Externally is a private south facing low maintenance garden with garage plus parking.

GROUND FLOOR

Entrance Hallway

Composite front door leading into entrance hallway. Laminate flooring, wall mounted shoe storage, bespoke under stair pull out storage & cupboard. Doors leading to:

Living Room

19'7" x 11'1"
Double glazed window to rear aspect with French doors leading to garden. Laminate flooring, TV point.

Kitchen/Diner

18'11" x 11'1"
Double glazed window to front aspect, fitted with wooden shutters. Fitted with a range of cream wall and base units incorporating drawer pack with complementary work

surface. Ceramic sink fitted with hose tap. AEG single oven, 4 ring gas hob & extractor. Integrated Bosch dishwasher (installed June 2024) & washer/dryer (installed 2021). Space for large fridge/freezer. Ideal boiler housed in matching wall unit. Ceramic tiled flooring to kitchen & laminate flooring to dining area.

Cloakroom

White suite comprising: wc, corner pedestal wash hand basin. Laminate flooring. Mirrored cabinet.

FIRST FLOOR

Landing 1

Carpet. Door to shelved cupboard housing water tank. Doors leading to

Bedroom 2

18'11" x 8'9"
Two double glazed windows to rear aspect. Carpet.

Bedroom 3

16'6" x 9'3"
Two double glazed windows to front aspect. Two double door wardrobes fitted with shelf & rail. Carpet.

Bathroom

White suite comprising of: wc, pedestal sink. Fully tiled panelled bath with wall mounted shower, fitted with curtain & rail. Ceramic tiled flooring, shaver point, mirrored cabinet.

SECOND FLOOR

Landing 2

Principal Bedroom

16'7" x 16'2"
Dorma window to front aspect, fitted with wooden shutters.& Velux window to rear aspect. 2 x two door



built-in wardrobes, fitted with shelf & rail. with 2 low level doors to eave storage areas. Carpet, 2 ceiling lights, radiator, TV point. Loft access. Door leading to:

En-suite Bathroom

Velux window to rear aspect. White suite comprising of: wc & 2 door vanity unit inset with wash hand basin. Fully tiled shower cubicle with wall mounted shower & glass door. Victorian style freestanding bath fitted with hand held shower. Ceramic tiled flooring, extractor, LED wall mirror fitted with bluetooth speaker & shaver point, chrome heated towel rail. (newly upgraded 2021).

EXTERNAL

Front Aspect

Low level wall with iron railings to perimeter. Gated access to paved pathway leading to front door with outside light. Small garden areas laid to blue slate.

Rear Aspect

Private secluded established south facing garden, decking area leading to artificial lawn with raised planters to borders laid to shrubs and trees. External tap & light. Wooden garden shed. Fence perimeter with rear gated access leading to garage & parking.

Garage & Parking

Single garage with allocated parking space in front of garage.

Additional Material Information

EPC: Rating C

Council Tax: Band E

Service charge: £181 every 6 months

Proactive Block Management Ltd - Crescent Management

Charge is £230.52 per year

Freehold

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

Local Area

The property is situated overlooking 'The Crescent' and 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.

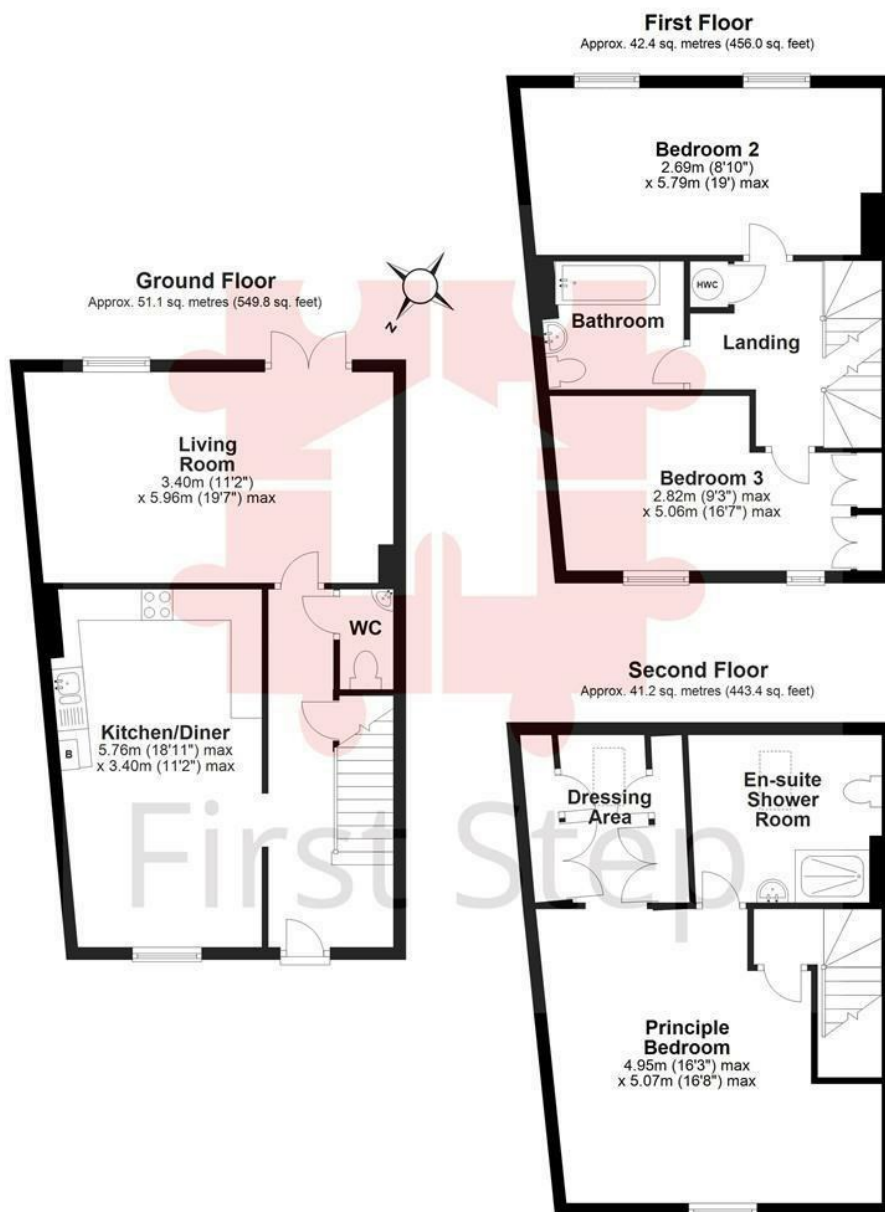
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

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.



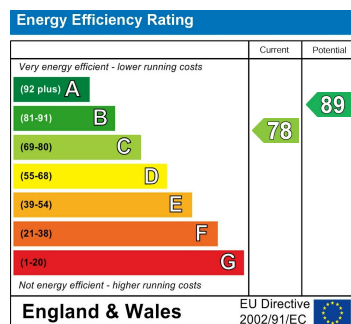




Council Tax Band

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