

FREEHOLD



House - Mid Terrace (EPC Rating: C)

45 Bronte Avenue, Fairfield, Hitchin, Herts, SG5 4FB

Price Guide

£525,000



First Step



3 Bedroom House - Mid Terrace located in Hitchin

CHAIN FREE... Nestled in the charming area of Fairfield, Bronte Avenue presents an excellent opportunity to acquire a delightful property with a good sized L-shaped secluded SOUTH facing garden.

The house features three well-proportioned bedrooms, with the bonus of a dressing room and en-suite along with a family bathroom with bath and separate shower.

This home is not only a comfortable living space but also a sound investment in a desirable area, with the benefit of a garage and driveway parking.

CHAIN FREE...

ENTERTAINING KITCHEN/DINER...

FEATURE BAY WINDOWS...

EXCELLENT STORAGE...

SOUTH FACING SECLUDED L-SHAPED GARDEN...

GARAGE & DRIVEWAY PARKING...

DRESSING AREA AND EN-SUITE...

GROUND FLOOR

Entrance Hallway

Door from front aspect. Carpet, wall mounted consumer unit, understairs storage area. Stairs to first floor. Ground floor doors leading to:

Lounge

13'5" x 11'10"

Bay window to front aspect. Feature fire surround and hearth with gas fire. Carpet.

Kitchen/Diner

17'5" x 17'1"

Dual aspect windows to rear and side aspects, plus French doors to conservatory. Fitted with white wall and base units with contrasting work surface and tiled splash back.

Freestanding range oven with 5 gas rings, washing machine and upright fridge/freezer. Integrated dishwasher. One and a half bowl sink and drainer. Wall mounted boiler concealed in matching wall unit. Plinth heater. Ceramic tiled flooring. Full height door to shelved pantry cupboard, plus a further full height door to additional storage cupboard.

Conservatory

Conservatory glass roof and French doors to rear garden. Exposed brick wall. Continuation of ceramic tiled flooring.

Cloakroom

White suite comprising: push button wc, wall mounted wash hand basin. Half tiled walls, carpet.

FIRST FLOOR

Landing

Full height door to airing cupboard housing the water tank, shelved, plus over the stairs storage cupboard, shelved. Loft access: partially boarded, light, ladder. Doors leading to:

Bedroom 1

15'4" x 10'0"

Feature bay window to front aspect. Built-in 6 door wardrobe, fitted with shelf and rails, plus matching 8 door dresser. Carpet. Opening leading to dressing are:

Dressing Area

Space for wardrobe or dressing table. Carpet. Door leading to:

En-suite

Window to rear aspect. White suite comprising: large fully tiled shower with glass door, push button wc, wall mounted wash hand basin. Shaver point, half tiled walls, carpet.

Bedroom 2

10'7" x 10'0"

Window to rear aspect. Carpet.

Bedroom 3

9'8" x 6'8"

Window to front aspect. Carpet. Full height door to storage cupboard, shelved.



Bathroom

Dual aspect windows to rear and side aspects. White suite comprising: fully tiled panelled bath with hand held shower, glass shower cubicle, push button wc, wall mounted wash hand basin, half tiled walls, shaver point, carpet.

EXTERNAL

Front Garden

Low level wall with feature railing. Paved pathway to front door with feature storm porch.

Rear Garden

L-shaped garden extending behind garage. Fence perimeter with side gated access. Entertaining patio area from French doors, leading to astroturf lawn with established shrubs, leading to secondary secluded patio extending behind the garage.

Garage and Parking

Brick archway access to brick built single garage with up and over door, fitted with light, power and eave storage. Side gated access to rear garden. Block paved driveway parking.

Additional Property Information

Freehold

EPC: Rating C

Council Tax: Band D

Service charge: £tbc every 6 months

Traditional brick and block construction

Mains utilities

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.

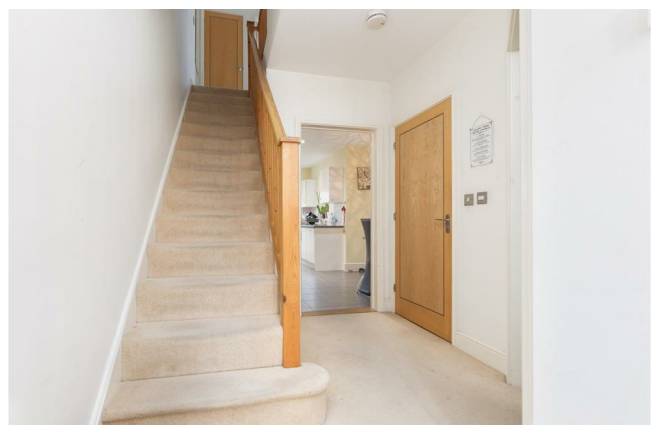


Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

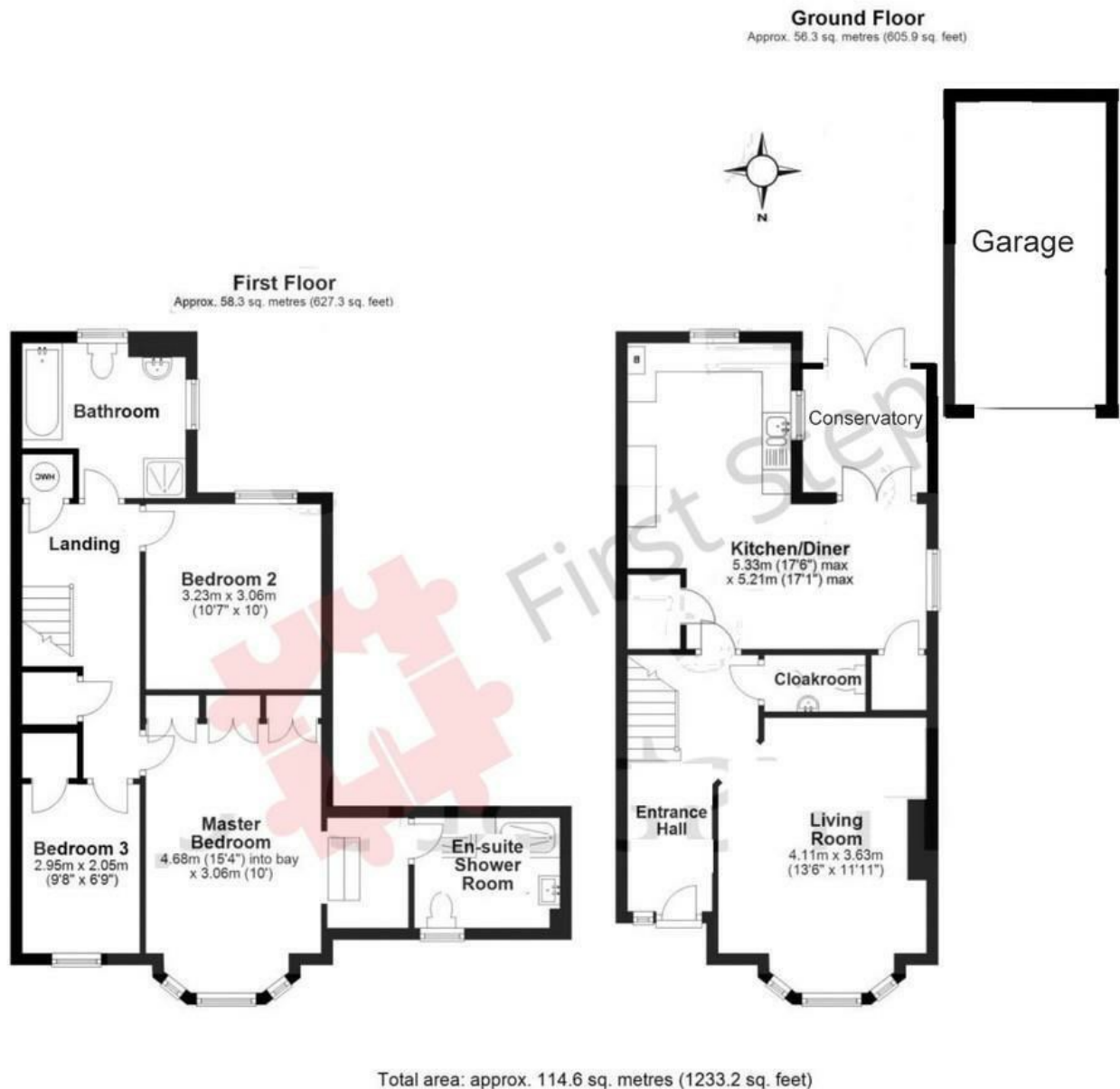
Agents Note

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.

These details are to be used as a guide only and their accuracy is therefore not guaranteed



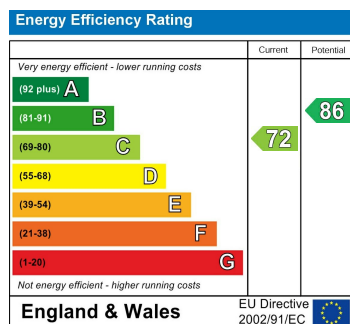




Council Tax Band

D

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