

FREEHOLD



House - Detached

52 HEATHCLIFF AVENUE, FAIRFIELD, HITCHIN, HERTS, SG5 4EY

Price Guide

£650,000

FEATURES

- 4 DOUBLE BEDROOMS
- LUXURY TOP FLOOR SUITE
- GARAGE & DRIVEWAY PARKING FOR 2 CARS
- ENTERTAINING KITCHEN/DINING ROOM
- LIGHT & SPACIOUS
- SECLUDED WALLED GARDEN
- PEACEFUL SOUGHT AFTER LOCATION



 First Step

4 Bedroom House - Detached located in Hitchin

4 DOUBLE BEDROOMS...

ENTERTAINING KITCHEN/DINING ROOM...

GARAGE & DRIVEWAY PARKING FOR 2 CARS...

LUXURY TOP FLOOR SUITE...

GROUND FLOOR

Entrance Hallway

Door from aspect. Heavy duty vinyl flooring. Staircase to first floor. Doors leading to:

Lounge

18'8" x 9'10"

Dual aspect, windows to side and front aspect. Engineered oak flooring.

Kitchen/Dining Room

18'8" x 16'6"

Dual aspect, windows and door to side and front aspect. Range of wooden wall and base units with contrasting work surface and tiled splash back. Integrated dish washer, upright fridge and freezer, 4 ring gas hob and double oven. One and a half bowl sink and drainer, under plinth lighting, ceramic tiled flooring. Full height door to pantry style cupboard fitted with shelves. Wall mounted boiler in matching wall unit - serviced Sep 2024.

Cloakroom

White suite comprising: push button wc, pedestal wash hand basin, tiled splash back. Wall mounted consumer unit. Continuation of heavy duty vinyl flooring.

FIRST FLOOR

Landing 1

Feature window to front aspect. Engineered oak flooring. Full height door to airing cupboard housing the water tank. Staircase to top floor. Doors leading to:

Bedroom 2

11'3" x 9'11"

Window to side aspect. Engineered oak flooring. 2 sliding mirror door wardrobe fitted with drawers, shelf and rails. 2 door built-in wardrobe fitted with shelf and rail.

Bedroom 3

11'8" x 9'5"

Window to side aspect. Engineered oak flooring.

Bedroom 4

9'11" x 7'2"

Window to front aspect. Engineered oak flooring.

Bathroom

Window to front aspect. White suite comprising: Fully tiled panelled bath with wall mounted shower, push button wc, pedestal wash hand basin. Chrome heated towel rail, half tiled walls, shaver point, heavy duty vinyl flooring.

Landing 2

Velux window to rear. Engineered oak flooring. Door leading to:

Bedroom 1

27'0" x 18'11"

Dual aspect, windows to front and side plus rear velux window. Engineered oak flooring. Opening leading to:

Dressing Room

Built-in wardrobe fitted with shelf and rail. Continuation of engineered oak. Loft access - fully boarded, lined, light, ladder, power. Door leading to:

En-suite

Window to side aspect. White suite comprising: Half tiled panelled bath with hand held shower, large fully tiled shower cubicle with over head and hand held shower attachments with curved glass door, push button wc, wash hand basin inset into 3 door/5 drawer vanity unit.

EXTERNAL

Front Garden

Curved low level wall and railing to perimeter, gated access with paved pathway to front door. Small front garden with established shrubs and pebble stones. External light.

Rear Garden

Feature wall perimeter. Laid to lawn with established borders with a full range of flowers, plants and shrubs. Entertaining patio area. External light. Personal door to garage. Side gated access to driveway.

Garage & Driveway Parking

18'0" x 9'2"

Brick built garage with up and over door. Fitted with power and light, space for eave storage, personal door to rear garden. Driveway parking for 2 cars. External tap.

Additional Property Information

Freehold

EPC Rating: D

Council Tax Band: E

Service charge: £181.56 every 6 months

Mains utilities

Traditional brick and block construction





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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



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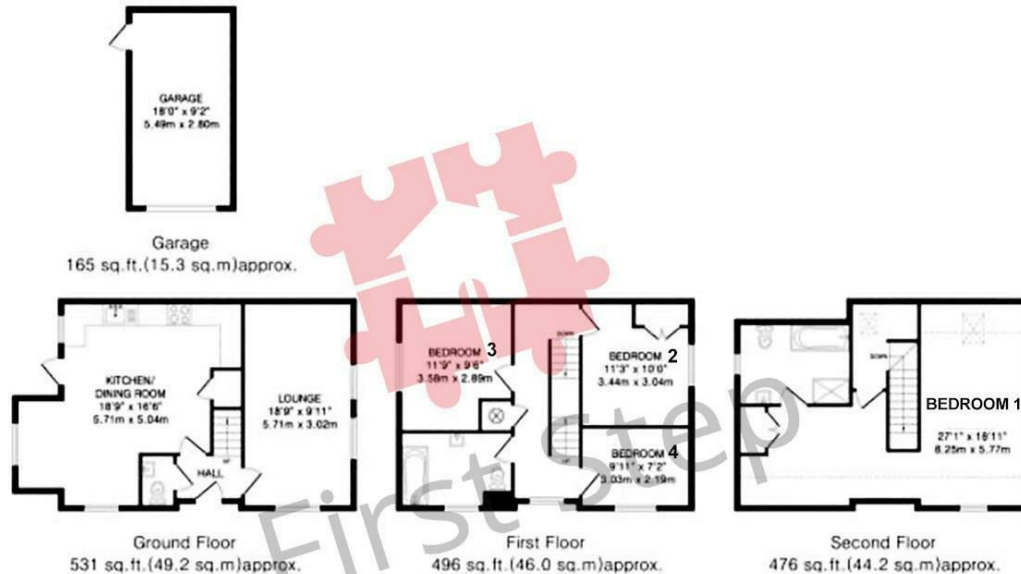
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Council Tax Band

E



TOTAL FLOOR AREA: 1503 sq feet (139.40 sq m)
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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

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.