

FREEHOLD



House - Semi-Detached (EPC Rating: C)

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

**Price Guide**

**£475,000**



First Step



C

# 3 Bedroom House - Semi-Detached located in Hitchin

PEACEFUL SOUGHT AFTER LOCATION... Attractive SEMI-DETACHED... Private west facing WALLED garden... ENTERTAINING Kitchen/Diner... EN-SUITE... Garage and parking... Potential to EXTEND if required...

## GROUND FLOOR

### Entrance Hallway

Front door leading from front aspect. Full height door to storage cupboard fitted with rail. Open shelved under stairs storage. Oak effect laminate flooring. Staircase to first floor and ground floor doors leading to:

### Lounge

15'10" x 9'1"

Bay window to front aspect. Continuation of laminate oak flooring.

### Kitchen/Dining Room

16'0" x 10'1"

Window and French Doors to rear aspect. Fitted with a range of wall and base units in light oak wood effect with contrasting square edge worksurface. Integrated washing machine, dishwasher, upright fridge freezer, double oven, 4 ring gas hob and extractor hood. One and a half bowl sink with drainer, tiled splash back, wine rack. Boiler replaced in April 2024 concealed in matching wall unit. Ceramic tiled flooring.

### Cloakroom

5'3" x 2'9"

White suite comprising: push button wc, pedestal corner wash hand basin, ceramic tiled flooring and half tiled walls.

## FIRST FLOOR

### Landing

Full height door to airing cupboard, fitted with shelf. Carpet. Doors leading to:

### Bedroom 1

13'6" x 10'4"

Window to front aspect. 2 door built-in wardrobe fitted with rails. Carpet. Door leading to:

### En-Suite

7'3" x 5'4"

Window to front aspect. White suite comprising: single fully tiled shower with glass door, push button wc, pedestal wash hand basin. Shaver point, heated towel rail, ceramic tiled flooring, half tiled walls.

### Bedroom 2

9'5" x 9'0"

Window to rear aspect. Carpet.

### Bedroom 3

8'10" x 6'10"

Window to rear aspect. Carpet.

### Bathroom

6'8" x 6'2"

Window to side aspect. White suite comprising: fully tiled panelled bath, wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Shaver point, ceramic tiled flooring, half tiled walls.

## EXTERNAL

### Front Garden

Curved low brick wall with paved pathway to front door. Raised beds mainly laid to shingle stones.

### Rear Garden

Curved wall to perimeter with rear gated access. Decking area, paved pathway, stoned entertaining area. External tap and light. Raised borders. Small wooden shed.



### Garage & Parking

Single brick built garage with up and over door, eave storage. 1 parking space adjacent to garage.

### ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax Band: D

Service charge: £139.67 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.

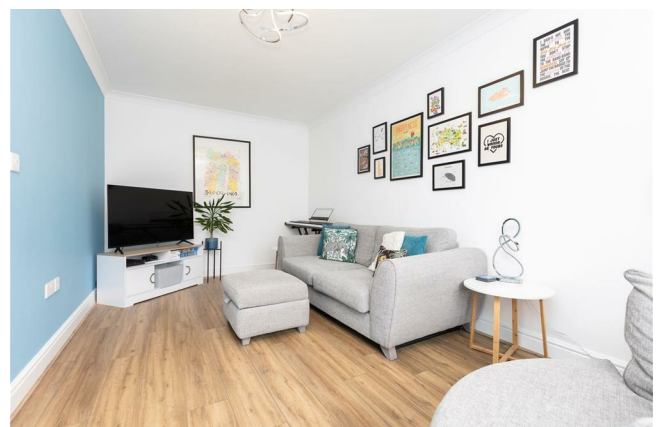
On the park itself there is a Tesco convenience store, Bannatyne Gym and Day Spa, Eden Hair & Beauty Salon along with Fairfield Park Cricket Club, Bowls Club & Community Hall offering meeting facilities, a range of classes or perfect for hiring for private events. There are many secure play parks for 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.







Home  
Layout

## Heathcliff Avenue

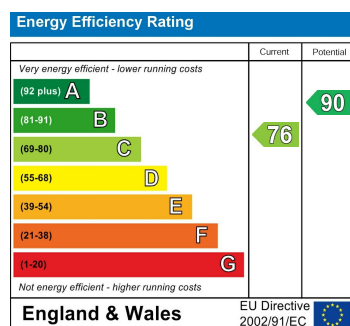


DISCLAIMER: Floor plans are intended to give a general indication of the proposed floor layout only.  
The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.

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