

House - Terraced (EPC Rating: C)

**Connelly Lane, Fairfield, Herts SG5 4FG**

**£1,450 PCM**



First Step



2



2



1



C

# 2 Bedroom House - Terraced located in Hitchin

\*\*\*LET AGREED PRIOR TO MARKETING\*\*\*

FAIRFIELD PARK.....2 DOUBLE BEDROOMS ..... SOUTH facing garden... Garden Office . Entertaining Kitchen/diner... FRENCH doors to garden...Master EN-SUITE... Garage and block paved driveway....

\*\*\*LET AGREED PRIOR TO MARKETING\*\*\*

A tastefully presented and decorated 2 double bed terraced family home on the prestigious Fairfield Park.

The property benefits from well proportioned rooms, a modern L-shaped kitchen/breakfast room with free standing Rangemaster oven, good sized lounge with feature bay window, cloakroom, master bedroom with en-suite shower, a second double bedroom and a light family bathroom with separate bath and shower.

The garden is mainly laid to lawn with a fully insulated office and decking entertaining area with gated access to the rear parking with garage and parking for 1 vehicle.

## ENTRANCE HALLWAY:

12'10" x 4'2"

UPVC half double glazed door to front entrance leading to reception hall. laminate flooring, radiator, consumer unit. Under stairs storage cupboard. Doors leading to:

## KITCHEN/BREAKFAST ROOM:

13'9" x 12'11"

Wooden double glazed sash window to side & rear aspect, fitted with Roman blinds. Upgraded modern kitchen fitted with a range of "clay" coloured wooden wall and base units with complementary solid wooden work surfaces, half tiled. White ceramic Butler sink. Boiler housed in a wall unit. Silver Rangemaster oven with 5 ring gas hob and extractor. Space & plumbing for washing machine and full sized dishwasher. Space for upright fridge. Inset ceiling spot lights, radiator, ceramic tiled & laminate flooring. UPVC double glazed French doors leading to the garden.

## LOUNGE:

11'4" x 9'3"

UPVC wooden double glazed sash bay window to front aspect. Feature central marble fire surround & hearth with electric pebble effect fire, laminate flooring, radiator, ceiling light, chrome sockets, TV point.

## CLOAKROOM:

White suite comprising: low level push button wc, Roca pedestal wash hand basin, half tiled walls. Laminate flooring, radiator, ceiling light, extractor fan.

## FIRST FLOOR

## LANDING:

Staircase leading to the first floor and landing. Full height door to airing cupboard housing the megaflow water tank, shelved. Carpet, ceiling light, radiator.. Doors leading to:

## MASTER BEDROOM:

15'4" x 10'6"

Two UPVC double glazed windows to front aspect, fitted with shutters. Fitted 4 door wardrobe with shelves and rail. Carpet, ceiling light. Door leading to:

## MASTER EN-SUITE:

White suite comprising: low level push button wc, pedestal wash hand basin. Large fully tiled shower cubicle with wall mounted shower & glass door. Half tiled walls, radiator, inset spot ceiling light, chrome sockets, shaver point, extractor fan, laminate flooring.

## BEDROOM 2:

10'3" x 8'5"

Wooden double glazed sash window to rear aspect, fitted with a wooden shutter. Carpet, ceiling light, chrome dimmer, radiator.





#### **FAMILY BATHROOM:**

Wooden double glazed privacy sash window to rear aspect. White suite comprising: low level push button wc, pedestal wash hand basin with tiled splash back. Panelled bath with hand held shower, half tiled. Single fully tiled shower cubicle with glass door and wall mounted shower. Radiator, ceiling light, shaver point, laminate flooring.

#### **EXTERNAL**

#### **FRONT GARDEN:**

Low level brick wall with feature railings, pillared entrance with iron gated access to paved pathway to front door, small garden area. External light, wooden partially glazed front door leading to:

#### **REAR GARDEN:**

Enclosed fenced perimeter south facing rear garden with a raised entertaining decking/entertaining area. Lawn area with pathway leading to rear gated access. Large wooden fully insulated office with 2 UPVC double glazed windows, laminate flooring, shelved, alarmed, external lighting

#### **GARAGE & PARKING:**

Brick built garage with single up and over door, eave storage and power.

EPC: Rating C

Council Tax: Band C

#### **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. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland.

There are two lower schools, Fairfield Park lower school & Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

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 & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

On the park itself there is a Tesco's convenience store, Bannatyne's Gym and Spa and Eden hair salon along with



Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

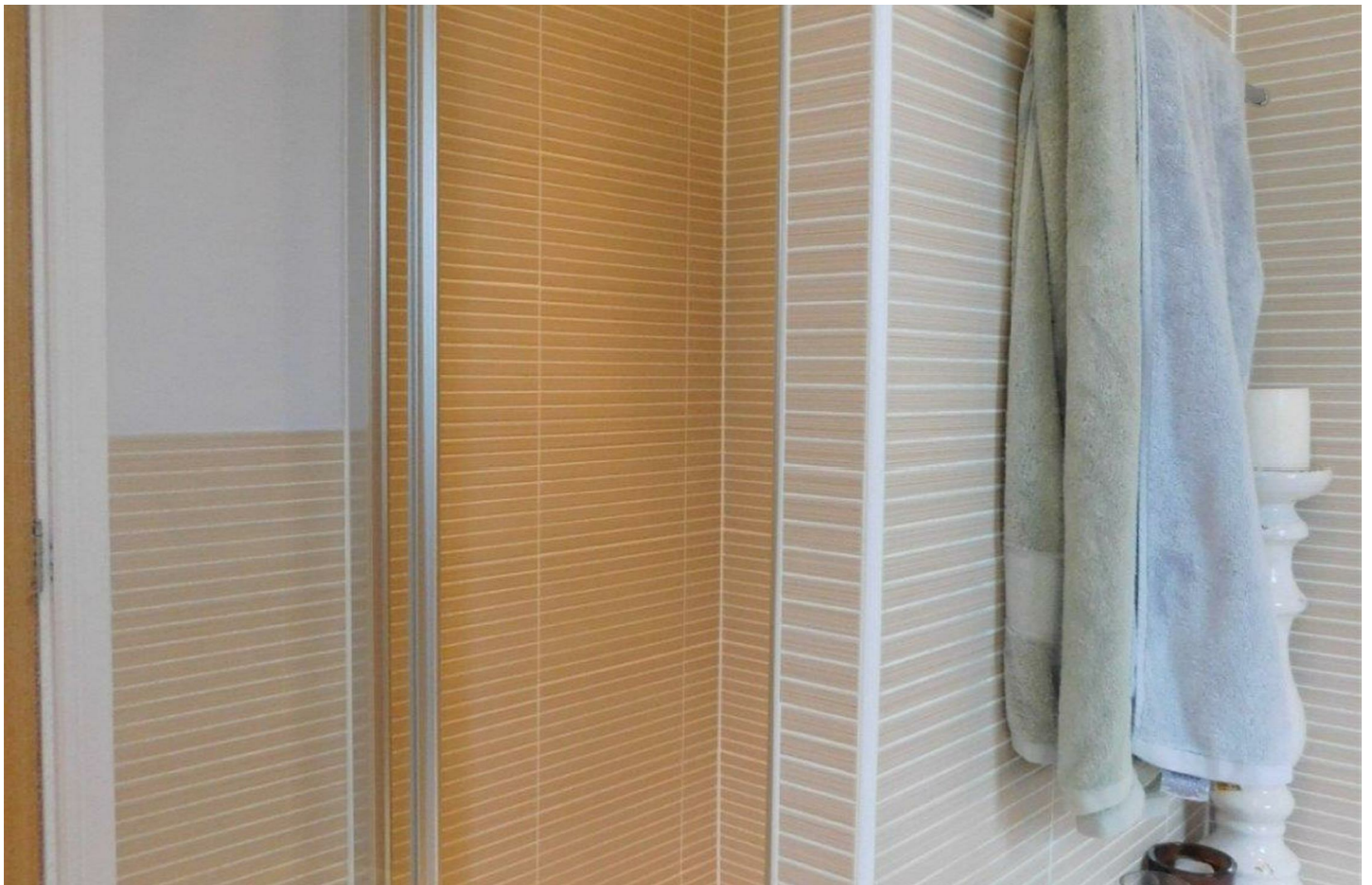
**AGENTS NOTE:**

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.

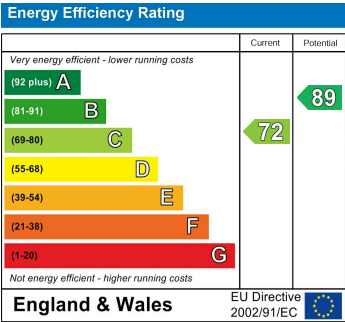






Council Tax Band  
**C**

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.