

FREEHOLD



House - Semi-Detached (EPC Rating: B)

**23 Helena Crescent, Fairfield, Hitchin, Herts,  
SG5 4SA**

**Price Guide**

**£589,000**



First Step



4



2



1



B

# 4 Bedroom House - Semi-Detached located in Hitchin

CHAIN FREE... Backing onto COUNTRYSIDE... 4 DOUBLE bedrooms... WALK-IN WARDROBE & EN-SUITE... Entertaining Kitchen/Diner with BAY WINDOW.... Excellent STORAGE... Garage & driveway parking for 2 CARS...

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Door leading from front aspect. Engineered oak flooring. Half height door to under stairs cupboard and full height door to cupboard housing consumer unit, fitted with coat hooks. Staircase to first floor. Downstairs doors leading to:

#### Kitchen/Diner

18'9" x 11'5"

Dual aspect window to side aspect and bay window to front aspect with window seat and storage. A range of shaker wall and base units with complimentary wood effect work surface and matching upstand. Integrated dishwasher, washer/dryer and fridge/freezer, double oven, induction hob and extractor hood. One and a half bowl sink and drainer, under plinth lighting, Amtico flooring.

#### Lounge

16'5" x 13'3"

Window and French doors to rear aspect leading to garden. Engineered oak flooring.

#### Cloakroom

White suite comprising: concealed push button wc, pedestal wash hand basin, tiled storage ledge. Amtico flooring.

### FIRST FLOOR

#### Landing

Full height door to storage cupboard. Carpet. Staircase leading to second floor. Doors leading to:

#### Bedroom 2

16'2" x 11'1"

Two windows to rear aspect. Carpet.

#### Bedroom 3

13'1" x 8'5"

Bay window to front aspect. Carpet.

#### Bedroom 4

10'7" x 7'4"

Window to front aspect. Engineered oak flooring.

#### Family Bathroom

White suite comprising: Concealed push button w/c. wall mounted wash hand basin, fully tiled panelled bath with wall mounted shower and glass screen. tiled storage ledge. Half tiled walls, large wall mirror, chrome heated towel rail. shaver point, Amtico flooring.

### SECOND FLOOR

#### Landing 2

Full height door to airing cupboard housing the boiler, fitted with carpet. Low level door to large eave storage space, fitted with carpet. Door leading to:

#### Bedroom 1

19'0" x 11'6"

Window to front aspect. Walk in 2 mirror sliding door wardrobe fitted with light, shelves and rails. Carpet.

#### En-Suite

White suite comprising: large fully tiled shower with glass door, concealed push button w/c and wall mounted wash hand basin, tiled storage ledge. Ceramic tiled flooring., chrome heated towel rail, large wall mirror, shaver point, fully tiled walls.





## EXTERNAL

### Front Garden

Paved pathway leading to front door. Front garden with established shrubs, external light, side gated access.

### Rear Garden

Fence perimeter, mainly laid to lawn with two entertaining patio and decking areas with sunken seating area and outdoor kitchen fitted with butler sink. Borders with established plants/shrubs and a range of mature trees. External power, light and tap. Personal door to garage and side gated access.

### Garage & Driveway Parking

23'0" x 10'7"

Single garage with up and over door fitted with power, light and eave storage. Block paved driveway with parking for two cars.

## ADDITIONAL PROPERTY INFORMATION

FREEHOLD

EPC: Rating B

Council Tax: Band E

Service charge: £30 pcm

Mains electric, gas and water

Traditional brick construction

### Local Area

This property is located on the perimeter of Fairfield Gardens overlooking the countryside, it is situated within a 5 minute walk to Fairfield Park with 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 & newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

There is a regular bus service to Letchworth & Hitchin plus easy access 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 nearby Fairfield Park there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant 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.

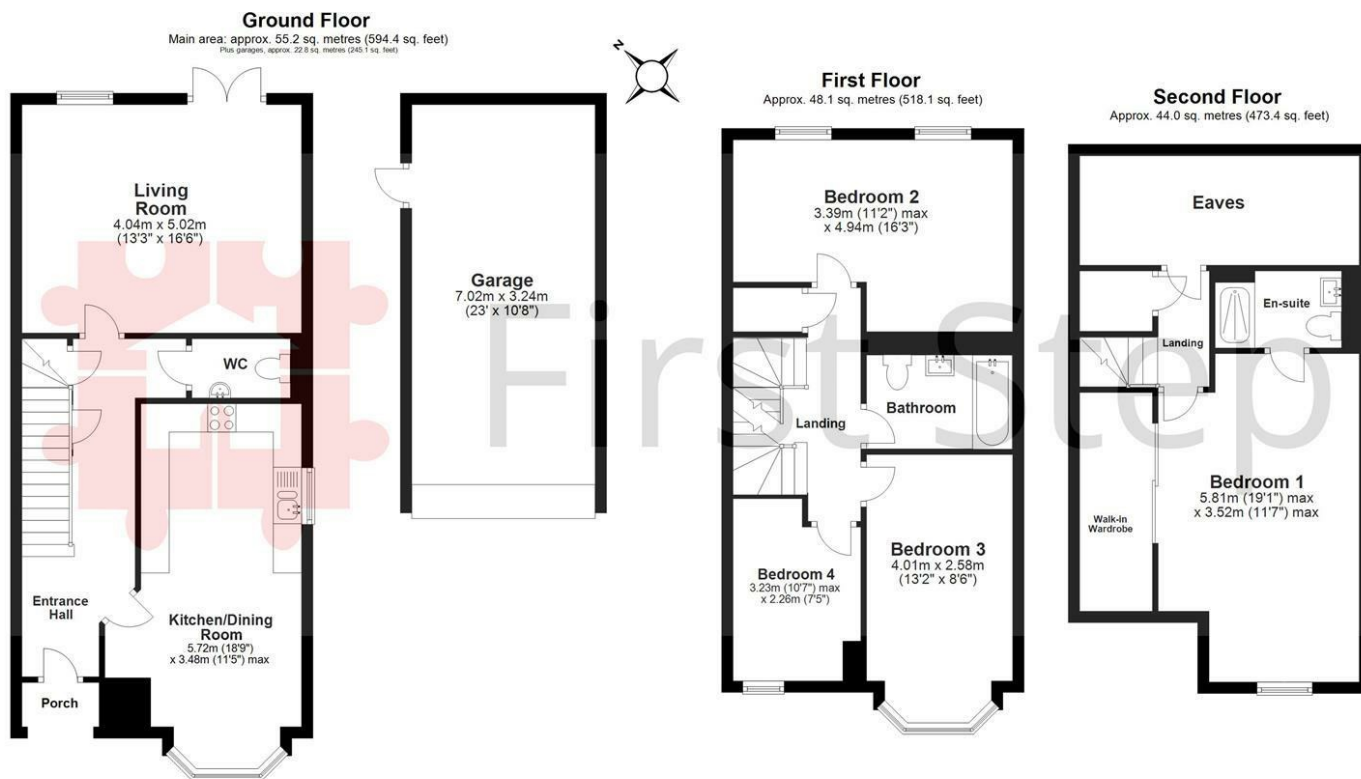
#### Agents Note

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







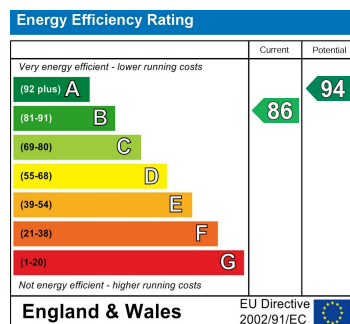
Main area: Approx. 147.3 sq. metres (1585.9 sq. feet)  
Plus garages, approx. 22.8 sq. metres (245.1 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Council Tax Band

**E**

Energy Performance Graph



Call us on

**01462 659 730**

**sales@firststep.ltd**

**www.firststep.ltd**

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**