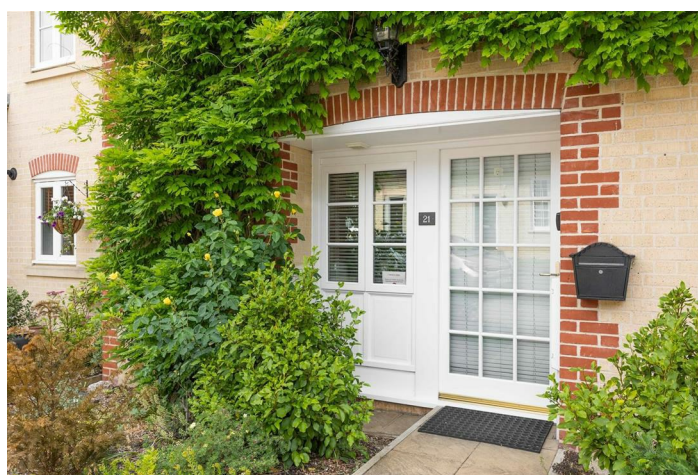


FREEHOLD



House - Mews (EPC Rating: C)

**21 Middlemarch, Fairfield, Hitchin, Herts, SG5 4JJ**

**Price Guide**

**£465,000**



First Step



3



2



1



C



# 3 Bedroom House - Mews located in Hitchin

CHAIN FREE... Kitchen/Breakfast Room... EN-SUITE... Private Courtyard & Beautiful communal gardens... EXCELLENT STORAGE THROUGHOUT... 2 allocated PARKING SPACES... IMMACULATE CONDITION...

## INTERIOR

### GROUND FLOOR

#### Entrance Hallway

16'2" x 3'2"

Door from front aspect. Wooden panelled flooring. Understairs storage cupboard, fitted with shelves and hooks. Staircase to first floor. Doors leading to;

#### Kitchen/Breakfast Room

10'5" x 8'11"

Window to front aspect. Range of wall and base white high gloss units with complementary work surface and tiled splash back. Integrated double oven, 4 ring gas hob, extractor, dishwasher, washing machine/dryer and upright fridge/freezer. Drawer pack, under plinth lighting, one and a half bowl white ceramic sink, boiler (serviced June 2025) concealed in matching wall unit.

#### Lounge/Diner

18'2" x 18'1"

Window and French doors to rear aspect. Recess fitted with bespoke made drinks cabinet with light. Carpet.

#### Cloakroom

8'0" x 3'2"

White suite comprising: low level push button wc, pedestal wash hand basin with vanity unit. Wall mirror, ceramic tiled flooring.

### FIRST FLOOR

#### Landing

12'11" x 2'11"

Full height door to airing cupboard fitted with shelf and rail. Loft access fitted with light. Carpet. Doors leading to:

#### Bedroom 1

14'2" x 11'5"

Windows to rear aspect. Two walls of built-in storage comprising a total of 8 full height doors, fitted with a range of shelves & rails. Carpet. Door leading to:

#### En-suite

5'6" x 4'3"

White suite comprising: fully tiled shower cubicle with glass bi-fold door, push button wc, pedestal wash hand basin. Half tiled walls, white heated towel rail, 2 door mirrored cabinet with light, vinyl flooring.

#### Bedroom 2

14'3" x 8'10"

Window to front aspect. 5 door built-in wardrobe, fitted with a range of shelves, rails and storage baskets. Carpet.

#### Bedroom 3

9'0" x 8'4"

Window to front aspect. Built in workstation with 4 storage doors and 2 drawers. Carpet.

#### Bathroom

7'4" x 5'6"

Window to rear aspect. White suite comprising: freestanding roll top bath with hand held shower, push button wc, pedestal wash hand basin. Half tiled walls, tiled storage ledge, 3 large mirrored door cabinet fitted with shelves, white heated towel rail, vinyl flooring.

### EXTERNAL

#### Front Garden

Small enclosed front garden with established plants and shrubs with paved footpath leading to under cover storage area and front door.



### Rear Courtyard

Private patio area with tap, light - with fence and low level railing, to perimeter with gated pergola leading to:

### Communal Garden

Beautifully landscaped communal gardens for Middlemarch residents only. Central water feature, established planting and ample peaceful seating areas.

### ADDITIONAL PROPERTY INFORMATION

Freehold

EPC Rating: C

Council Tax: Band D

Service charge; £790 pa

Mains utilities

Traditional Brick and Block Construction

### 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.

There is a lower school on the park along with many excellent nearby schools of 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

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.

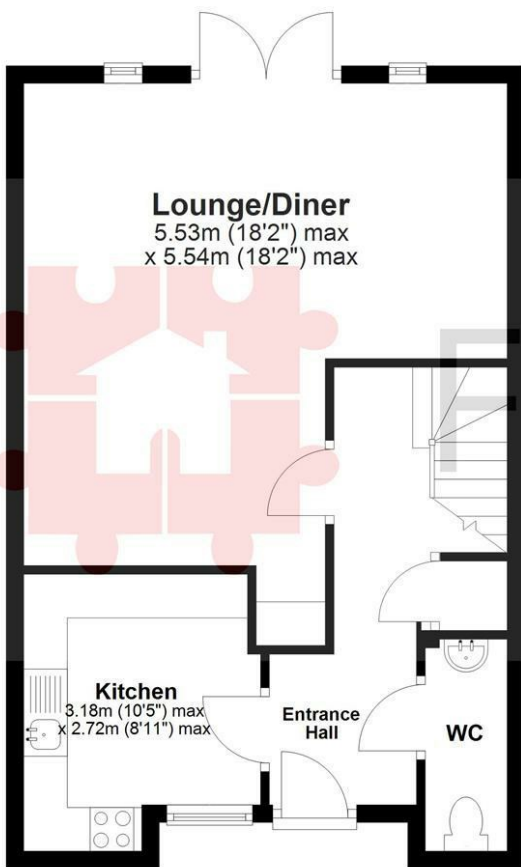






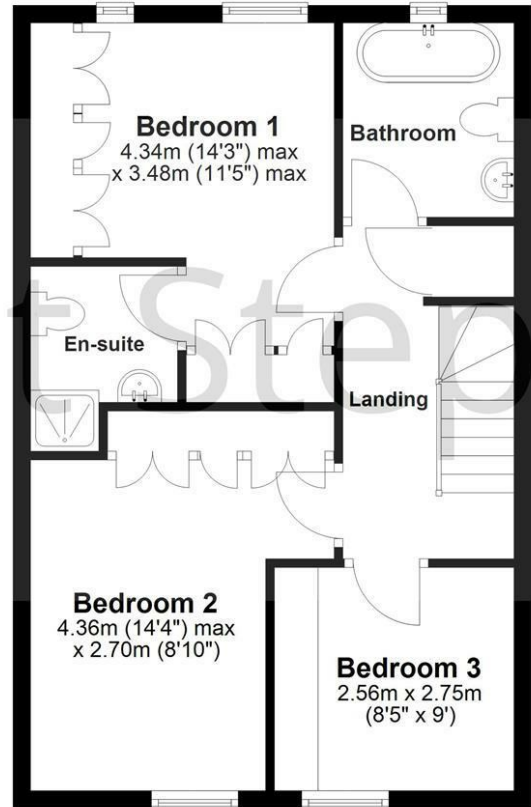
## Ground Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



## First Floor

Approx. 48.8 sq. metres (525.2 sq. feet)

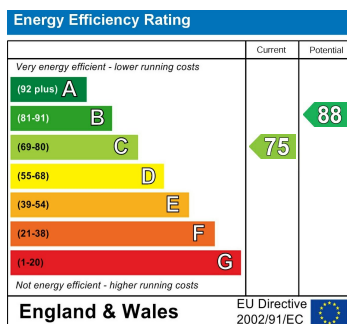


Total area: approx. 95.9 sq. metres (1031.9 sq. feet)

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**