

FREEHOLD



House - Detached (EPC Rating: C)

39 Bronte Avenue, Fairfield, Hitchin, Herts, SG5 4FB

Price Guide

£775,000



First Step



4



2



3



C

4 Bedroom House - Detached located in Hitchin

CHAIN FREE... 4 DOUBLE bedrooms... UPGRADED Kitchen/Breakfast Room... UTILITY Room... Separate STUDY & DINING Room... DOUBLE GARAGE & driveway parking... SOUTH facing garden...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door from front aspect with staircase to first floor. Under stair bespoke storage drawers. Real oak wood flooring, radiator, full height door to under stair storage cupboard with light. Doors leading to:

Lounge

18'2" x 11'1"

Dual aspect windows to front and side aspects fitted with wooden shutter. Bespoke bay window seat with storage below. Feature fireplace fitted with gas fire. Continuation of real oak wood flooring.

Study / Playroom

10'9" x 8'9"

Bay window to front aspect fitted with wooden shutters. Continuation of real oak wood flooring. Bespoke fitted storage with cupboards and display shelves.

Dining Room

13'3" x 10'9"

Bi-fold doors fitted with pleated blinds leading to rear garden. Feature fire place, fitted with decorative fire. Continuation of real oak wood flooring.

Kitchen / Breakfast Room

13'8" x 10'4"

Dual aspect bi-fold doors leading to rear garden, fitted with pleated blinds plus double glazed sash bay window to side aspect fitted with wooden shutters. Fitted with a range of upgraded light and dark grey high gloss wall and base units comprising of: 2 pan drawer packs, pull out larder storage unit & base unit carousel. Complementary light quartz work surface. Inset composite sink fitted with swan neck tap, Quooker tap & water softener. Plinth mood lighting. Integrated induction hob with inset overhead extractor. Eyeline integrated Siemens combi microwave and oven. Integrated separate full height fridge and freezer, dishwasher. Breakfast bar seating for 4. Ceramic tiled flooring, underfloor heating, inset spot ceiling lights and pendant light. Opening leading to Utility Room.

Utility Room

10'0" x 6'0"

Fitted with matching wall & base units, complementary light quartz work surface with inset stainless steel sink. Wall unit housing Worcester boiler. Space for washing machine and tumble dryer. Door to cupboard housing Megaflow water tank. Continuation of ceramic tiled flooring, under floor heating. Door leading to:

Cloakroom

6'0" x 3'2"

Privacy window to side aspect, fitted with wooden shutters. White suite comprising: push button wc, wall mounted wash hand basin inset in 1 door vanity unit. Continuation of ceramic tiled flooring, heated towel rail, wall mirror.

FIRST FLOOR

Landing

Dual aspect windows to front aspect, fitted with wooden shutters plus window to rear aspect. Full height door to shelved airing cupboard, galleried landing. Carpet. Loft access: partially boarded fitted with light & ladder. Doors leading to all bedrooms & bathroom.

Bedroom 1

13'8" x 11'1"

Dual aspect windows to rear and side aspect, fitted with wooden shutters. Fitted wardrobe, fitted with shelf & rail and matching chest of drawers & matching bedside cabinets. Opening leading to:

Dressing Room

7'8" x 6'2"

Window to side aspect, fitted with wooden shutters. Built-in wardrobes, fitted with shelves & rail. Carpet. Door leading to:

En-suite

7'1" x 5'4"

Window to rear aspect fitted with roller blind. White suite comprising: concealed push button wc, vanity unit with circular wash hand basin bowl. Fully tiled double shower cubicle, fitted with wall mounted shower plus rainfall head (fitted 2021). Ceramic tiled flooring, inset ceiling spot lights, chrome heated towel rail, extractor, shaver point, wall mounted mirror cabinet.



Bedroom 2

11'10" x 10'9"

Bay window to front aspect, fitted with wooden shutters. Built-in wardrobes, fitted with shelves and rail., plus shelved recess area. Carpet.

Bedroom 3

11'1" x 11'1"

Bay window to front aspect, fitted with wooden shutters. Built-in wardrobe, fitted with shelf and rail. Carpet.

Bedroom 4

10'9" x 7'10"

Window to rear aspect, fitted with wooden shutters. Carpet.

Bathroom

11'1" x 6'9"

Window to side aspect, fitted with roller blind. White suite comprising: concealed push button wc, vanity unit inset with wash hand basin. freestanding bath, fully tiled double shower cubicle, fitted with wall mounted shower plus rainfall shower head and tiled storage recess (fitted in 2021). Inset ceiling spot lights, ceramic tiled flooring, shaver point, heated towel rail, shaver point, extractor, further tiled storage recess. Wall mounted mirror cabinet.

EXTERNAL

Front Garden

Perimeter curved feature low level brick wall with iron railings & pillar gated entrance with paved pathway leading to the front door. Garden area to both sides, planted with established shrubs.

Rear Garden

Secluded south facing garden with wall and fence perimeter, mainly laid to lawn with border laid to established shrubs, two level slate entertaining/patio areas with paved pathway to rear gated access leading to double garage and block paved driveway.

Double Garage & Driveway Parking

Double garage fitted with electric doors, eave storage, light & power. Private block paved driveway with parking for 2 cars.

ADDITIONAL PROPERTY INFORMATION

Freehold

Council Tax: Band F

EPC: Rating C

Service Charge: approx £133 every 6 months

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.

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.

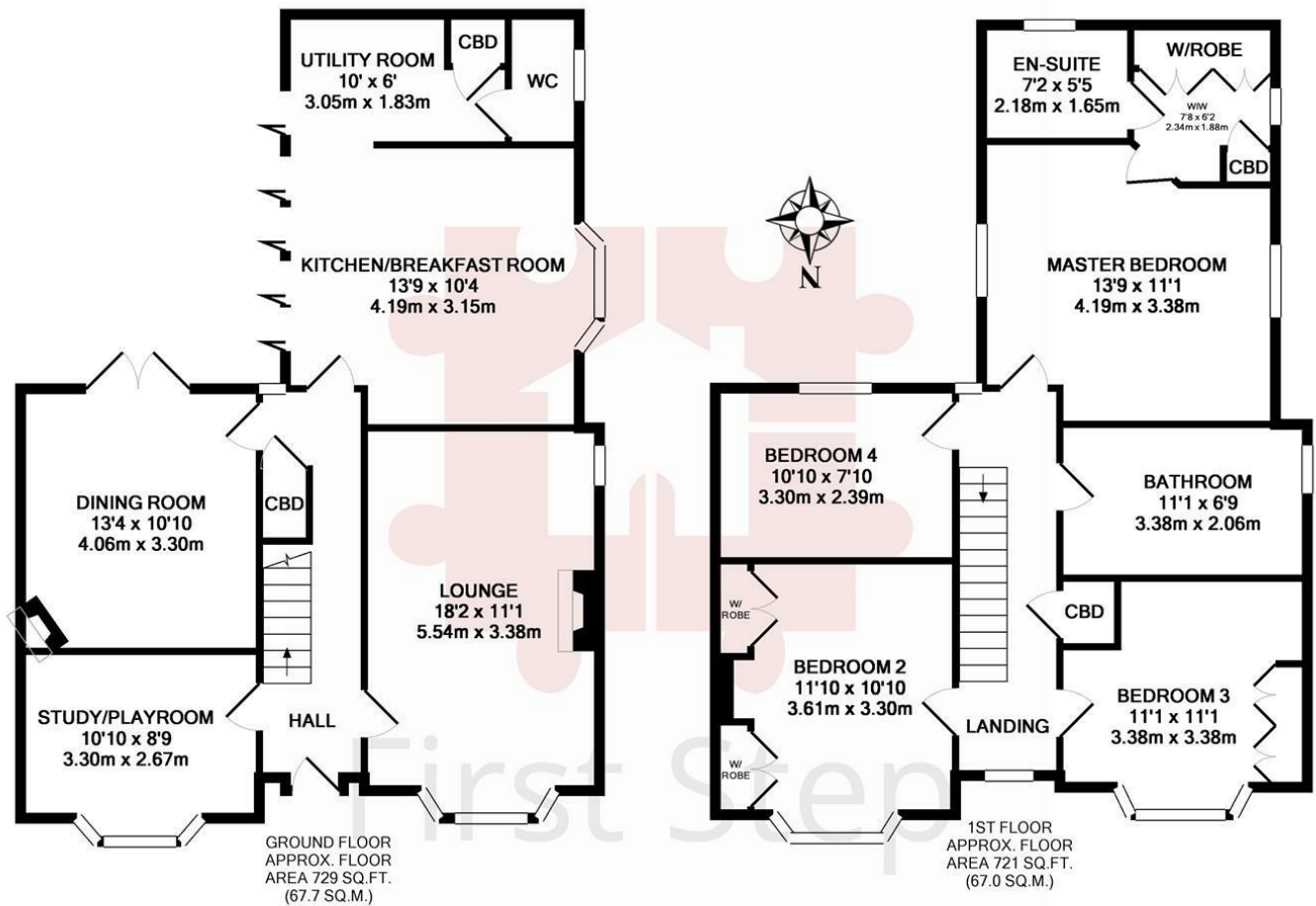
Agents Note

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.





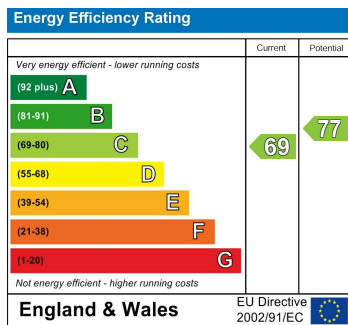


FP039BA
 TOTAL APPROX. FLOOR AREA 1450 SQ.FT. (134.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

F

Energy Performance Graph



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First Step