

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**18 Fleming Drive, Fairfield, Hitchin, Herts, SG5
4FF**

Price Guide

£499,950



First Step



3 Bedroom House - Semi-Detached located in Hitchin

CHAIN FREE... ENTERTAINING Kitchen/Diner... WOODEN SHUTTERS... Driveway PARKING FOR 2 cars plus GARAGE... UPGRADED BATHROOM, EN-SUITE & CLOAKROOM... Secluded garden...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door to front aspect. Engineered oak flooring. Clever closet under stairs storage. Doors leading to:

Lounge

13'4" x 11'9"

Bay window to front aspect fitted with wooden shutters. Continuation of engineering oak flooring, feature fire surrounded, quartz heath and gas fire.

Kitchen/Diner

17'5" x 16'11"

Dual aspect windows side and rear fitted with wooden shutters, plus French doors to rear aspect. Stone coloured wall and base kitchen units with solid oak and contrasting laminate work surfaces, fitted with butler sink and tiled splash back. Boiler housed in matching wall unit. 5 ring gas range oven. Freestanding dishwasher and fridge freezer. Full height door to storage cupboard no 1 fitted with shelves. Full height door to storage cupboard no 2 with space for tumble dryer and washing machine, fitted with shelves. Ceramic tiled flooring.

Cloakroom

White suite comprising: push button wc, wash hand basin with vanity unit. Chrome heated towel rail, ceramic tiled flooring and half tiled walls.

FIRST FLOOR

Landing

Airing cupboard housing the water tank shelved. Loft

hatch: fitted with ladder and light partially boarded. Cupboard door to over stairs storage. Carpet. Doors leading to:

Bedroom 1

15'4" x 10'6"

Bay window to front aspect fitted with wooden shutters. Wardrobes with 2 large sliding doors fitted with shelf and rail. Carpet. Door leading to:

En-Suite

Window to side aspect. White suite comprising: push button wc, wash hand basin with vanity unit, large fully tiled shower with glass door. Shaver point in lighted mirror cabinet. Heated chrome towel rail, ceramic tiled flooring, half tiled walls.

Bedroom 2

9'8" x 9'8"

Window to rear aspect. Carpet.

Bedroom 3

9'10" x 6'4"

Window to front aspect. Single door cupboard, fitted with shelf and rail. Carpet.

Bathroom

Dual aspect windows to rear and side. White suite comprising: push button wc, wash hand basin with vanity unit, fully tiled paneled bath with hand held shower, large fully tiled shower with glass door. Chrome heated towel rail, ceramic tiled floor, half tiled walls.

EXTERNAL



Front Garden

Front garden laid with shingle with low level wall, railings and hedge to perimeter with established shrubs. Paved pathway to front door.

Rear Garden

Fence perimeter laid to lawn with shrubs and entertaining patio and stone area. Wooden garden shed. External light and tap. Side gated access.

Detached garage and Driveway

Private gated access to detached single garage with up and over door, fitted with light and power with plumbing for washing machine/ tumble dryer and eave storage. Block paved driveway with parking for 2 cars.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: D

Service Charge: £140 every 6 months

COMPLETION REQUIRED 1/12/25 ONWARDS

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 and Beauty Salon along with Fairfield Park Cricket Club, Bowls Club and Community Hall offering meetings 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 lined roads for family safety.

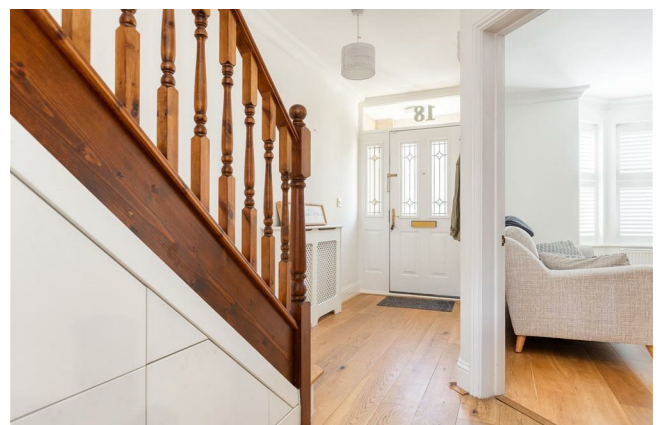
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross and St Pancras via Letchworth and Arlesey are circa 30-40 minutes.



Agent Notes

The apartments, 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.



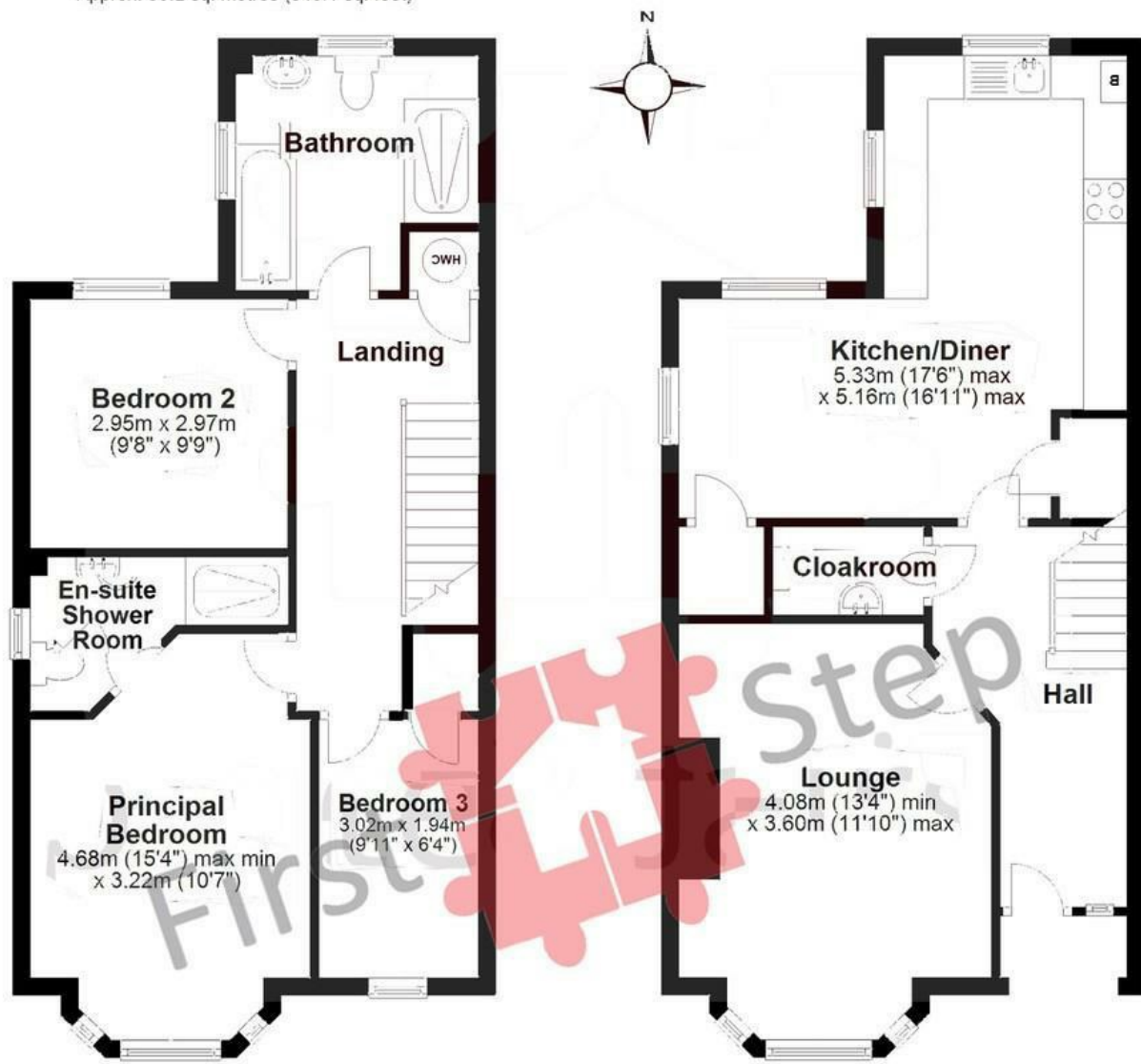


Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)

First Floor

Approx. 50.2 sq. metres (540.1 sq. feet)

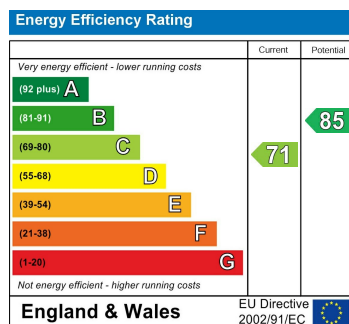


Total area: approx. 98.5 sq. metres (1059.8 sq. feet)

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