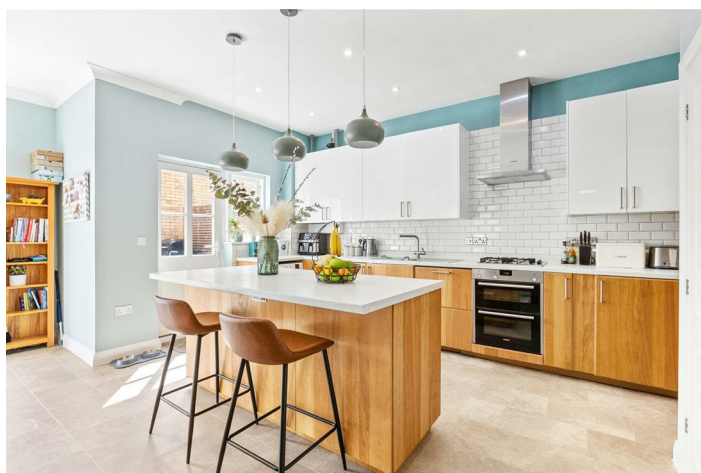


FREEHOLD



House - Townhouse (EPC Rating: C)

**71 Dickens Boulevard, Fairfield, Hitchin, Herts,
SG5 4FD**

Price Guide

£599,995



First Step



5



2



2



C

5 Bedroom House - Townhouse located in Hitchin

CHAIN FREE... 5 good sized BEDROOMS... Fully INSULATED & HEATED HOME OFFICE... Large top floor SUITE WITH DRESSING AREA & EN-SUITE... Entertaining KITCHEN/DINER WITH ISLAND...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door to front aspect, luxury vinyl flooring. Doors leading to:

Kitchen/Diner

18'9" x 17'9"

Dual aspect window to front aspect and window and 2 pairs of double doors to side aspect. Range of wall and base units in wood, white and grey with contrasting laminate work surfaces. Matching island with storage and seating for 3. Integrated double oven with 4 ring gas hob & extractor fan, washing machine and tall fridge. Space for a freestanding tumble dryer, one and a half bowl sink. Wall mounted ideal boiler concealed in matching wall unit. Full height door to cupboard fitted with storage shelves. Continuation of luxury vinyl flooring.

Lounge

18'9" x 9'10"

Dual aspect windows to front and side aspect, laminate flooring.

Cloakroom

White suite comprising: push button wc, wall mounted wash hand basin with vanity unit. Luxury vinyl flooring, half tiled walls, wall mounted consumer unit.

FIRST FLOOR

Landing 1

Arch window to front aspect, carpet. Full height door to airing cupboard, shelved and housing the water tank. Doors leading to:

Bedroom 2

11'3" x 9'11"

Window to side aspect. 2 door built in wardrobe fitted with rail and shelf. Carpet.

Bedroom 3

11'7" x 9'4"

Window to side aspect, vinyl flooring.

Bedroom 4

9'11" x 7'2"

Window to front aspect, carpet.

Bathroom

Window to front aspect. White suite comprising; large curved shower fully tiled with glass door, push button wc, wall mounted wash hand basin with vanity and double ended bath. Wall mounted white high gloss storage unit, vinyl flooring, heated towel rail.

SECOND FLOOR

Landing 2

Small landing area with carpet, doors leading to bedroom 1 suite and bedroom 5.

Bedroom 1 Suite

18'9" x 9'11"

Triple aspect windows to front side and rear. Carpet. Opening leading to:

Dressing Area

10'0" x 9'4"

Window to front aspect, 2 door built in wardrobe fitted with shelf and rail. Carpet. Door leading to:

En-Suite Shower Room

White suite comprising: push button wc, wall mounted wash



hand basin with vanity unit, large fully tiled shower with glass door & inset recess storage shelf. Wall lighted mirror with shaver point. Heated towel rail, ceramic tiled flooring.

Bedroom 5

9'4" x 9'4"

Window to side aspect, carpet.

EXTERNAL

Front Garden

Low level wall with railings with paved pathway to front door. External light, established shrubs, purple decorative stones.

Rear Garden

Curved wall and fence perimeter. Sleeper raised border planted with established shrubs. Entertaining patio and artificial lawn. External double power point, light and tap. Stepped entrance to Home Office (converted garage).

Home Office (converted garage)

Dual aspect, window and by-fold door to front aspect & fully glazed door to side aspect with steps to patio. Personal door from home office into garage. Fully insulated, radiator heating, lighting, power and laminate flooring.

Double Garage (one side converted to Home Office)

Single garage with electric door fitted with light and power & eave storage. Plus driveway parking for 1 car.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band E

Service charge: £175 every 6 months

Traditional brick and block

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 & 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 Notes

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.

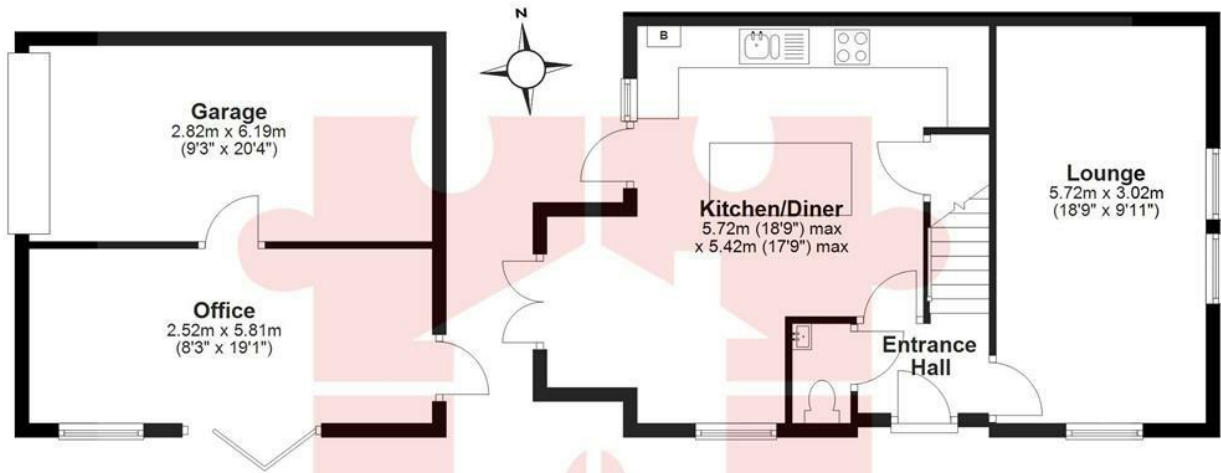
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





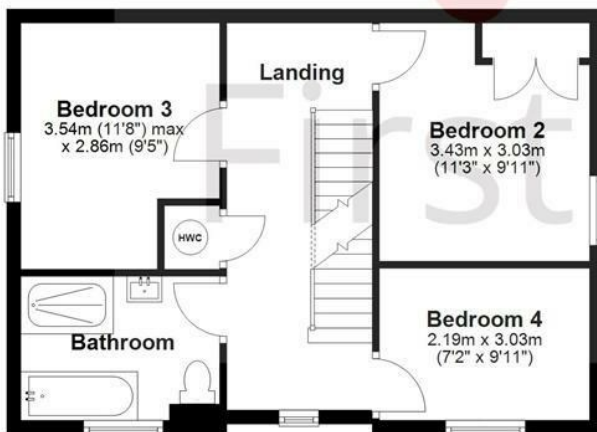
Ground Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



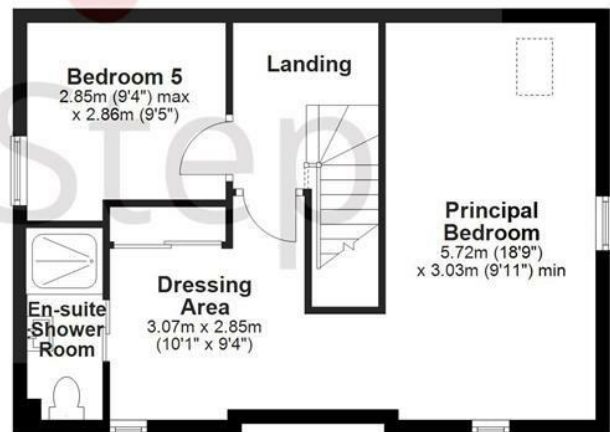
First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



Second Floor

Approx. 46.9 sq. metres (504.9 sq. feet)

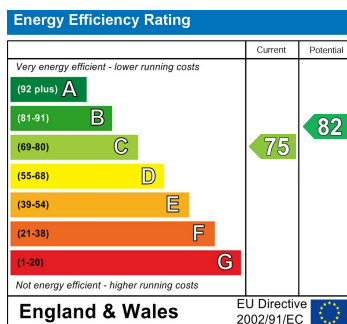


Total area: approx. 157.7 sq. metres (1697.0 sq. feet)

Council Tax Band

E

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