

LEASEHOLD



Coachhouse (EPC Rating: C)

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

**Price Guide**

**£325,000**



First Step



# 2 Bedroom Coachhouse located in Hitchin

CHAIN FREE!! Personal GARDEN... 2 DOUBLE bedrooms... LARGE ENTERTAINING living accommodation... GARAGE & PARKING... High Ceilings... Good CENTRAL LOCATION...

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Door from front aspect. Vinyl flooring and stairs to first floor. Internal personal door leading to garage.

### FIRST FLOOR

#### Landing

2 arch windows fitted with wooden shutters to rear aspect. Carpet. Full height door to storage cupboard fitted with shelf and rail. Opening leading to bedrooms and lounge/diner.

#### Kitchen/Dining/Lounge

18'7" x 17'5"

Dual aspect windows to front and rear aspects. Brick effect feature wall. Wood effect wall and base units with complimentary square edge work surface. Integrated oven, 4 ring gas hob and extractor hood. Spaces for slimline dishwasher, upright fridge/freezer and washing machine. Single sink and drainer, tiled splash back and vinyl flooring. Full height door to storage cupboard housing the boiler (serviced 2025), fitted with shelves.

#### Bedroom 1

10'6" x 9'5"

Window to front aspect. Carpet, ceiling light/fan.

#### Bedroom 2

10'6" x 9'0"

Window to front aspect. Carpet. Loft access.

#### Bathroom

Window to rear aspect. White suite comprising: panelled fully tiled bath with shower attachment, push button wc, pedestal wash hand basin. Shaver point. Vinyl flooring.

#### Additional Property Information

Leasehold: 86 years (in early stages of extending lease by 90 years)

EPC: Rating C

Council Tax: Band C

Current Shared Ownership Service charge: £55.69 pcm

Full ownership service charge: TBC anticipated to be reduced

Traditional brick and block

Mains utilities

Current owner owns 53% share as a leasehold shared ownership

Property being sold as 100% ownership

## EXTERNAL

#### Garage

17'5" x 13'2"

Personal door from entrance hallway and external door to rear garden. Single garage fitted with light, power and up and over door.

#### Garden

Brick wall and hedge perimeter, gated access with 4 paved steps with leading down to private garden, laid to lawn.

## 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.

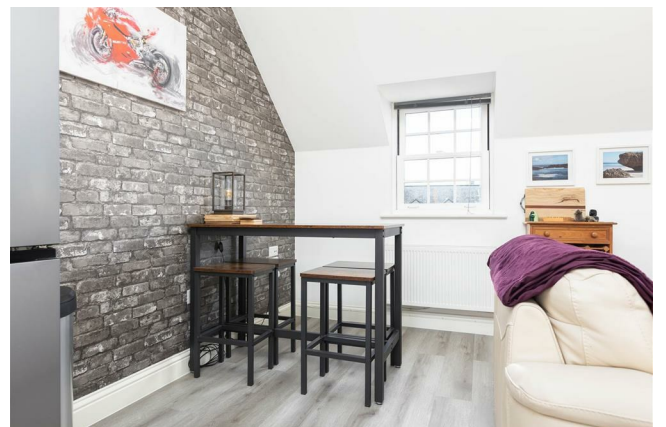
On the park itself there is a Tesco convenience store, Bannatyne Gym and Day Spa, Eden Hair & Beauty Salon along with Fairfield Park Cricket Club, Bowls Club & Community Hall offering meeting facilities, a range of classes or perfect for hiring for private events. There are many secure play parks for 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.

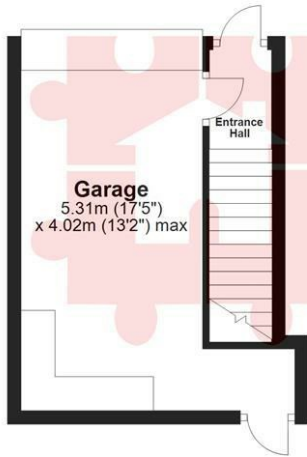
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





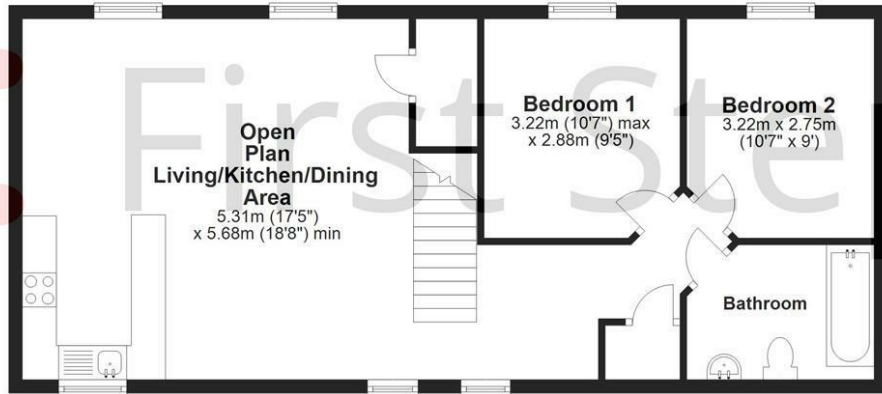
**Ground Floor**

Approx. 19.9 sq. metres (213.7 sq. feet)



**First Floor**

Approx. 66.4 sq. metres (715.1 sq. feet)



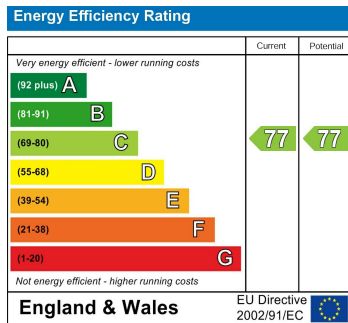
Total area: approx. 86.3 sq. metres (928.8 sq. feet)

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

**C**

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**