House - Link Detached (EPC Rating: C)

5 CHARLOTTE AVENUE, FAIRFIELD, HITCHIN, HERTS, SG5 4GQ

Chain Free

£625,000

First Step

4 3 2 C

4 Bedroom House - Link Detached located in Hitchin

ITALIAN DESIGNER Kitchen... 4 DOUBLE bedrooms... 2 EN-SUITES... entertaining FAMILY ROOM/DINING area... separate LOUNGE with BAY WINDOW... IMPRESSIVE LOFT SUITE... BI-FOLDS to SOUTH EAST facing courtyard garden... GARAGE plus parking...

INTERNAL

Ground Floor

Entrance Hallway
Door to front aspect. Porcelain tiled flooring. Staircase to first floor with commercial grade flooring and metal nosing. Doors leading to:

Dining Area/ Family Room
18'9" x 10'10"
Window to front aspect fitted with wooden shutters. Stone feature fireplace with marble hearth and backing, fitted with electric fire. Continuation of porcelain tiled flooring. Opening to:

Kitchen area
15'8" x 9'0"
Window and 13ft bifold doors to rear aspect. A range of soft grey wall and base units (Arredo3Cucine Italien design) ncluding; pull out racks, corner carousel and bin storage, with complementary quartz work surface and tiled splash-back. Integrated full height separate fridge and freezer, washing machine, dishwasher, bean to cup coffee machine, Bosch double oven, 5 ring induction hob and extractor hood, water filter. Full height door to under stairs storage cupboard. Inset sink with drainer grooves, continuation of porcelain tiled flooring.

Living Room
16'9" x 9'1"
Bay window to front aspect fitted with wooden shutters. Continuation of porcelain tiled flooring.

Cloakroom
Window to front aspect. White suite comprising: flush wc, pedestal wash hand basin with tiled splash back. Wall mounted consumer unit. Continuation of porcelain tiled flooring.

First Floor

Landing 1
Window to rear aspect fitted with wooden shutters. Full height storage cupboard. Commercial grade flooring. Staircase leading to second floor fitted with glass balustrade and commercial grade flooring and metal nosinge. Doors leading to:

Bedroom 2
18'9" x 10'10"
Window to front aspect fitted with wooden shutters. 2-door built in wardrobe fitted with shelf and rail. Continuation of commercial grade flooring. Door leading to:

En-Suite 2
Window to rear aspect. White suite comprising: flush wc, pedestal wash hand basin, large fully tiled shower with glass door. Heated towel rail, shaver point, porcelain tiled flooring.

Bedroom 3
15'3" x 11'6"
Window to front aspect fitted with wooden shutter. Continuation of commercial grade flooring.

Bedroom 4
13'2" x 6'7"
Two windows to front aspect fitted with wooden shutters. 4-door (2 mirrored) fitted wardrobe fitted with shelves, rail and drawers. Continuation of commercial grade flooring.

Bathroom
Window to rear aspect. White suite comprising: Fully tiled panelled bath with wall mounted shower and glass screen, flush wc, pedestal wash hand basin. Heated towel rail, ceramic tiled flooring.

Second Floor

Bedroom 1 with dressing area
25'1" x 14'2"
Dual aspect six velux windows to rear and two windows to front aspect fitted with wooden shutters. Feature glass balustrade. 8 built in storage drawers. Dressing area: 2 door walk in wardrobe fitted with shelf and rail plus 2 door mirrored built in wardrobe fitted with shelf and rail. Eave storage housing the boiler and water tank. Continuation of commercial grade flooring.

En-Suite 1
Velux to rear aspect. White suite comprising: Concealed push button wc, vanity wash hand basin, large fully porcelain tiled walk-in wet-room shower with glass screen. Wall mounted mirror, heated towel rail. Stone flooring.

EXTERNAL

Front Garden
Low level wall to front and side perimeter with brick pillared entrance. Decorative shingle, paved pathway to front door. External light.

Rear Garden
South east facing courtyard style garden with wall and fence perimeter. Low maintenance astro turf lawn with decorative stone border. External light, tap, open storage area to side plus side gated access.

Garage/Parking
Accessed via gated area to rear of property. Single garage and 1 parking spaces in front of garage (en bloc), plus additional parking space. Garage currently used as a gym, fitted with light and power.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating C
Council tax: Band D
Service charge: £141.43 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. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland.

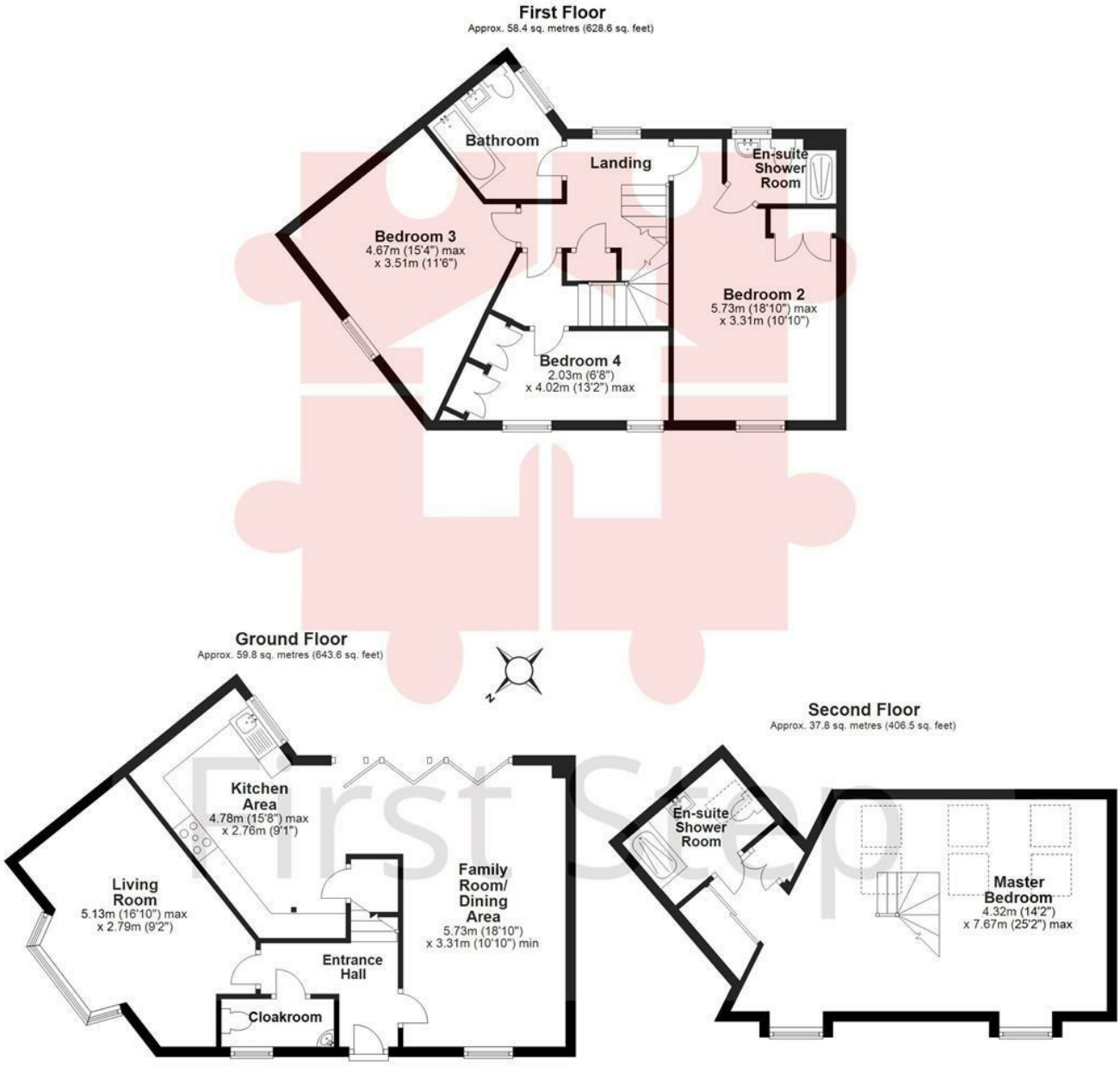
There are two lower schools, Fairfield Park lower school & newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

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 & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

On the park itself there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

Agents Note
The apparatus, equipment, fittings and services for this property have not been tested by the agent, 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.

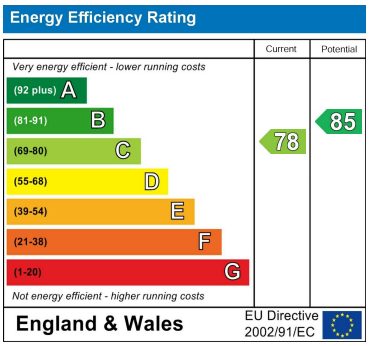
These details are to be used as a guide only and their accuracy is therefore not guaranteed



Council Tax Band

D

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd
www.firststep.ltd

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