FREEHOLD







Coachhouse (EPC Rating: C)

63 Charlotte Avenue, Fairfield, Hitchin, Herts, SG5 4GQ

Guide Price

£305,000

First Step

2 1 1 C

2 Bedroom Coachhouse located in Hitchin

CHAIN FREE... DETACHED COACHHOUSE... Peaceful location in no through road... LARGE Open Plan Lounge/Diner... TWO DOUBLE BEDROOMS... Modern fitted Kitchen... GARAGE with GYM/OFFICE plus storage area...

ENTRANCE HALLWAY:
Composite front door leading into entrance hallway, carpet, wall mounted consumer unit. Carpeted stairs leading to first floor:

LANDING:
Double glazed window to rear aspect. Carpet. Two door storage cupboard, fitted with shelf & rail. Doors leading to:

LOUNGE/DINER/KITCHEN:
19'3" x 18'6"
Two double glazed windows to front aspect with double glazed window to rear aspect. A range of light wood Shaker style wall and base units & drawer pack with complementary work surface. Integrated appliances: single oven with 4 ring gas hob & extractor, fridge/freezer. Space & plumbing for washing machine, tumble dryer. Baxi boiler housed in matching wall unit. plumbing for washing machine & dishwasher, stainless steel sink. Carpet & vinyl flooring.

BEDROOM 1:
12'9" x 10'7"
Double glazed window to front aspect. Built-in 5 door wardrobe fitted with shelf, rail & pull out storage. Carpet.

BEDROOM 2:
12'9" x 10'10"
Double glazed window to front aspect. Built-in 2 door wardrobe fitted with shelf & rail. Carpet.

BATHROOM:
Double glazed privacy window to rear aspect. Fully tiled 'P' shaped bath, fitted with wall mounted shower with rainfall head & glass screen. Vanity unit inset with wash hand basin with concealed cistern wc. wall mounted LED mirror. Karndean flooring, chrome heated towel rail.

EXTERNAL

FRONT ASPECT:
Block paved area leading to front door.

GARAGE & PARKING:
Single garage with up & over door, fitted with power, lighting. Partitioned area to top end of garage, ideal as office/gym space. Additional shelved storage to side area garage. Parking space in front of garage plus additional parking space.

ADDITIONAL PROPERTY INFORMATION
FREEHOLD
Service Charge: £116.31 every 6 months
Council Tax: Band C
EPC: Rating C

Mains utilities
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.

There is a lower school on the park along with many nearby schools of Pix Brook Academy, Etonbury Academy and the renowned Samuel Whitbread



Community College.

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 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.

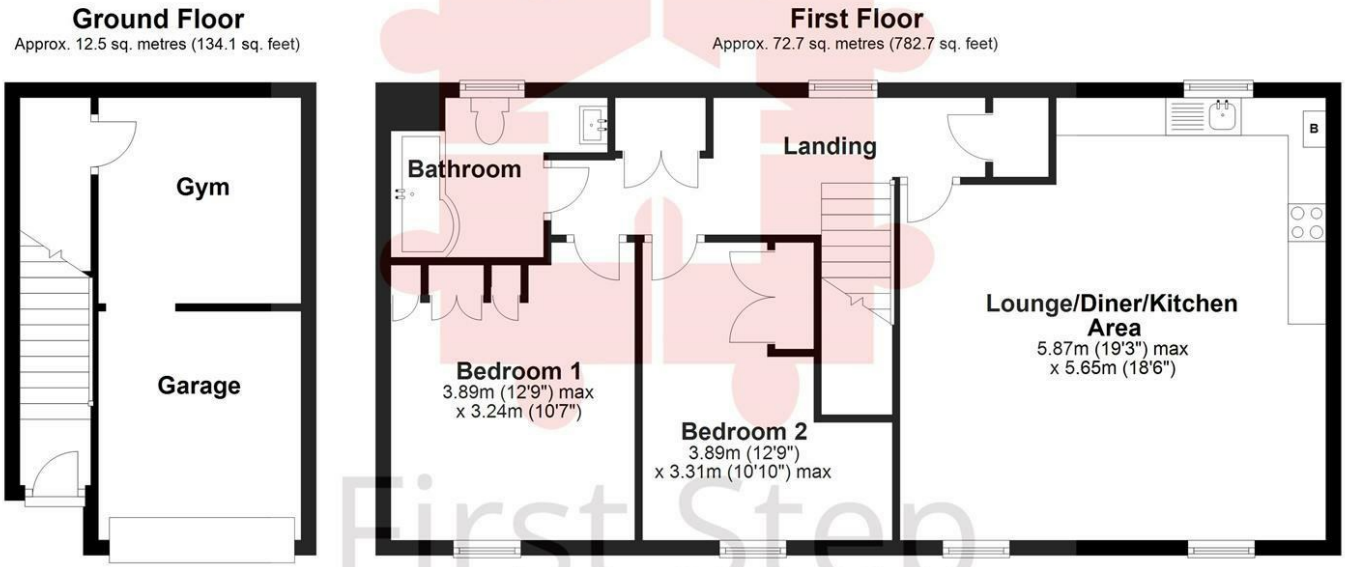

WE DO LOVE
WE DO FAMILY
WE DO FUN
WE DO FORGIVENESS
WE DO REALLY LOUD
WE DO HUGS
WE DO SECOND CHANCES


LOVE






BILL BRYSON
LEE CHILD
TOM CLANCY
NO SAFE HOUSE
LARSSON
KENNEDY
sleepers

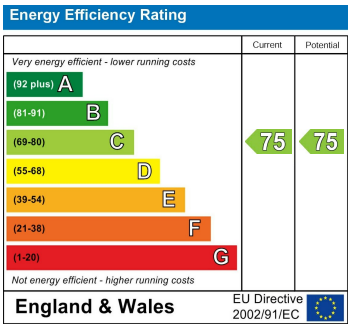


Total area: approx. 85.2 sq. metres (916.8 sq. feet)

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.