

FREEHOLD



House - Detached (EPC Rating: C)

46 Bronte Avenue, Fairfield, Hitchin, Herts, SG5 4FT

Price Guide

£625,000



First Step



4



2



1



C

4 Bedroom House - Detached located in Hitchin

4 DOUBLE bedroom DETACHED home... ENTERTAINING Kitchen/Diner... HUGE top floor SUITE with EN-SUITE & DRESSING AREA... Driveway parking for 3 CARS & EV CHARGER... Private GARDEN... Converted garage used as GYM/HOME OFFICE...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door to front aspect. Laminate flooring. Staircase to first floor. Doors leading to:

Kitchen/ Diner

18'9" x 17'10"

Triple aspect windows to front, side and rear aspect. Light beech effect wall and base units with complimentary laminate work surface and tiled splash back with matching free standing island. Integrated dishwasher and washing machine, Neff double oven, 4 ring gas hob and extractor hood. Boiler concealed in matching wall unit, one and a half bowl ceramic white sink, under plinth lighting, door to pantry fitted with shelves. Dado rail, ceramic tiled flooring.

Lounge

18'9" x 9'10"

Dual aspect windows to front and side aspects. Feature fireplace with decorative surround fitted with electric fire, granite hearth and backing. Dado rail, carpet.

Cloakroom

White suite comprising: push button WC, wall mounted wash hand basin with tiled splash back. Wall mounted consumer unit, two door high level storage cupboard. Continuation of laminate flooring.

FIRST FLOOR

Landing 1

Arch window to front aspect. Full height door to shelved cupboard housing water tank. Staircase leading to second floor. Carpet. Doors leading to:

Bedroom 2

11'5" x 9'10"

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

Bedroom 3

11'8" x 9'5"

Window to side aspect, carpet.

Bedroom 4

9'10" x 7'1"

Window to front aspect, carpet.

Bathroom

Window to front aspect. White suite comprising: half tiled paneled bath with wall mounted shower and glass screen, push button WC, pedestal wash hand basin. Heated towel rail, shaver point, laminate flooring.

SECOND FLOOR

Landing 2

Large storage cupboard fitted with shelves and light. Carpet. Door leading to:

Bedroom 1

18'9" x 9'10"

Triple aspect windows to front, side, velux to rear aspect. Opening leading to Dressing Area.

Bedroom 1 Dressing Area

16'7" x 9'0"

3 door fitted wardrobes fitted with shelf and rail. Carpet. Door leading to:

Bedroom 1 En-Suite

9'5" x 9'5"

Window to side aspect. White suite comprising: large shower



with curved glass door and waterproof backer board, free standing double ended roll top bath with hand held shower, traditional style console basin with 2 legs and Fired Earth tiled splashback. Chrome heated towel rail, shaver point, laminate flooring.

EXTERNAL

Front Garden

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

Rear Garden

South facing garden with wall and fence perimeter. External light, tap, side gated access. Entertaining patio and lawn, bordered with established shrubs. Garden shed. Personal door to garage.

Garage/Gym

16'5" x 8'3"

Garage mainly converted in to office space/gym, personal door to garden, large wall mirrors, flooring, light, power & insulated. Loft hatch leading to boarded loft, fitted with ladder and light. Full height door leading to a small storage area at front of garage fitted with light.

Driveway

Block paved driveway with parking for 3 cars, fitted with EV charging point.

Additional Property Information

Freehold

EPC: Rating C

Council tax: Band E

Service charge £35 per month

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. 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 Note

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

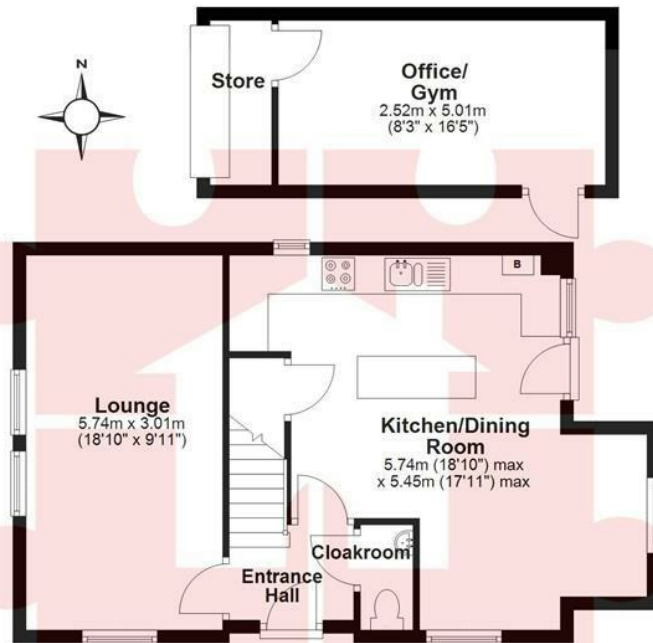
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





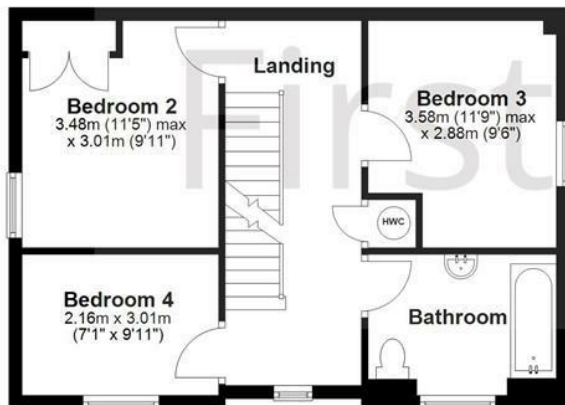
Ground Floor

Approx. 62.6 sq. metres (673.5 sq. feet)



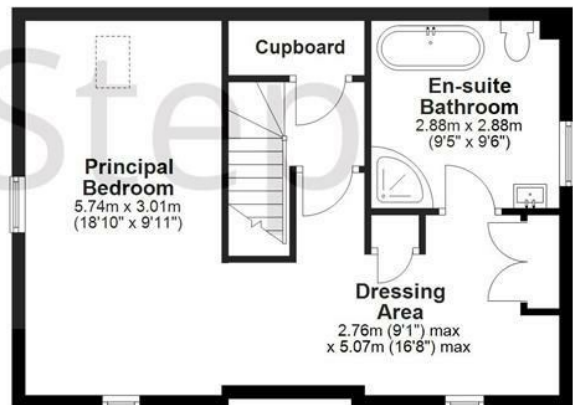
First Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



Second Floor

Approx. 46.6 sq. metres (501.9 sq. feet)

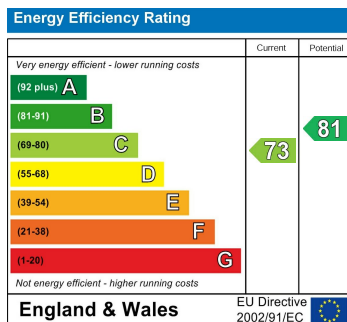


Total area: approx. 155.9 sq. metres (1677.7 sq. feet)

Council Tax Band

E

Energy Performance Graph



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First Step