

FREEHOLD



House - End Terrace (EPC Rating: C)

**42 Charlotte Avenue, Fairfield, Hitchin, Herts,
SG5 4HF**

Price Guide

£475,000



First Step



3 Bedroom House - End Terrace located in Fairfield, Hitchin

3 LARGE DOUBLE Bedrooms... 2 EN-SUITES... PRIVATE WALLED SOUTH facing garden... Modern Fitted Kitchen... SEPARATE DINING ROOM... Light Lounge leading to rear garden... GARAGE PLUS additional parking...

BEAUTIFULLY PRESENTED...

PRIVATE SECLUDED SOUTH FACING GARDEN...

SEPARATE DINING ROOM...

LOUNGE WITH FRENCH DOORS LEADING TO REAR GARDEN...

MASTER WITH EN-SUITE...

BEDROOM 2 WITH EN-SUITE...

GARAGE PLUS DRIVEWAY PARKING...

This great family home benefits from views over 'the crescent' within Fairfield Park, modern fitted kitchen, separate dining room, downstairs cloakroom, a light lounge with French doors leading to rear garden, three DOUBLE bedrooms, 2 with en-suite plus family bathroom. Outside there is a private south facing garden that is mainly laid to lawn and a single garage with additional parking.

GROUND FLOOR

ENTRANCE HALLWAY:

Half glazed front door. Open under stair area. Wood effect Quick Step flooring. Consumer unit. Staircase leading to first floor. Doors leading:

LOUNGE:

18'9" x 10'5"

Dual aspect sash window to front aspect. French doors opening to garden. Carpet.

DINING ROOM:

10'7" x 9'10"

Sash window to front aspect. Continuation of wood effect Quick Step flooring.

KITCHEN:

Window to rear aspect. UPVC 1/2 glazed door leading to rear garden. Fitted with a range of Walnut colored wall and base units with complementary work surface. Stainless steel one and a half bowl sink, AEG double oven, 4 ring gas hob & extractor. Integrated dishwasher. Space for upright fridge/freezer. Space and plumbing for washing machine. Wall mounted cupboard housing Logic boiler. Ceramic tiled flooring.

CLOAKROOM:

White suite comprising: white low level push button wc, pedestal wash hand basin with tiled splash back. Continuation of wood effect Quick Step flooring.

FIRST FLOOR

LANDING:

Two windows to rear aspect. Full height door to cupboard, housing Range Tribune water tank. Carpet. Doors leading to:

BEDROOM 1:

18'9" x 11'11"

Dual aspect sash window to front aspect, window to rear aspect. Two door built-in wardrobe, fitted with shelf & rail. Carpet. Door leading to:

BEDROOM 1 EN-SUITE:

Opaque sash window to rear aspect. White suite comprising: low level push button wc & pedestal wash hand basin. Fully tiled large shower cubicle with wall mounted shower & glass door. Chrome heated towel rail, shaver point, vinyl flooring, wall mounted storage cabinet.

BEDROOM 2:

12'2" x 11'10"

Sash window to front aspect. Carpet. Door leading to:

BEDROOM 2 EN-SUITE:

Sash window to front aspect. White suite comprising: low level push button wc & pedestal wash hand basin. Fully tiled shower cubicle with wall mounted shower & glass door. Shaver point, vinyl flooring.



BEDROOM 3:

14'5" x 10'5"

Sash window to front aspect. Over stairs storage cupboard. Carpet.

BATHROOM:

Sash window to rear aspect. White suite comprising: low level push button wc, pedestal wash hand basin. Half tiled paneled bath with hand held shower attachment. Vinyl flooring, shaver point, chrome heated towel rail, wall mirror, wall mounted storage cabinet.

EXTERNAL

REAR GARDEN:

Private secluded established south facing garden, patio area leading to lawn with borders laid to shrubs and trees. External tap & light. Wall perimeter with side gated access leading to garage & parking.

FRONT GARDEN:

Low level wall with iron railings to perimeter. Gated access to paved pathway leading to front door with outside light. Small garden areas laid to decorative stone.

GARAGE & PARKING:

Single garage with up and over door with eave storage within secure communal parking.

ADDITIONAL PROPERTY INFORMATION

FREEHOLD

Service charge: £140 every 6 months approx

Proactive Block Management Charge: £230 per year

Council Tax: Band E

EPC: Rating C

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

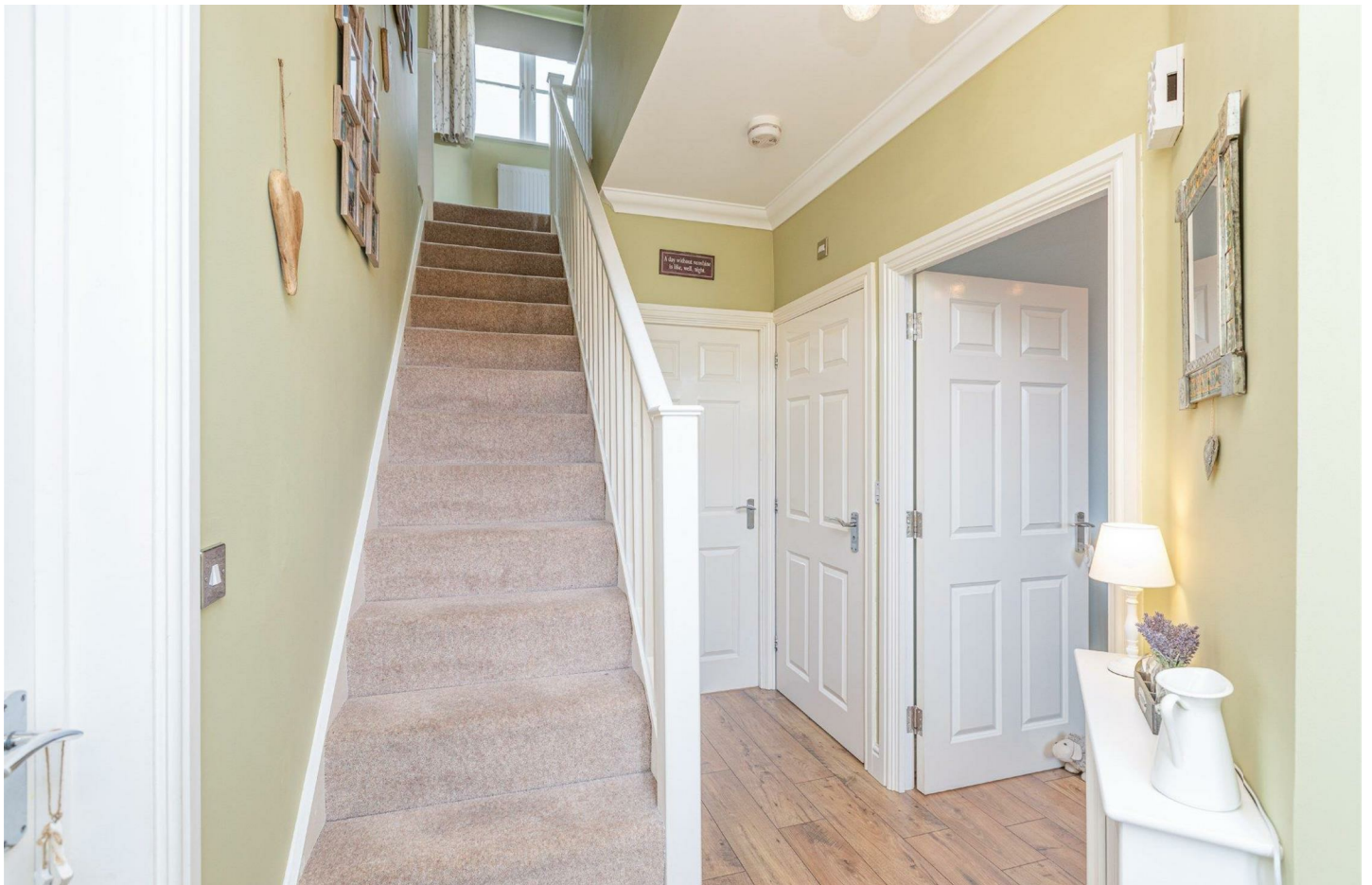
On the park itself there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

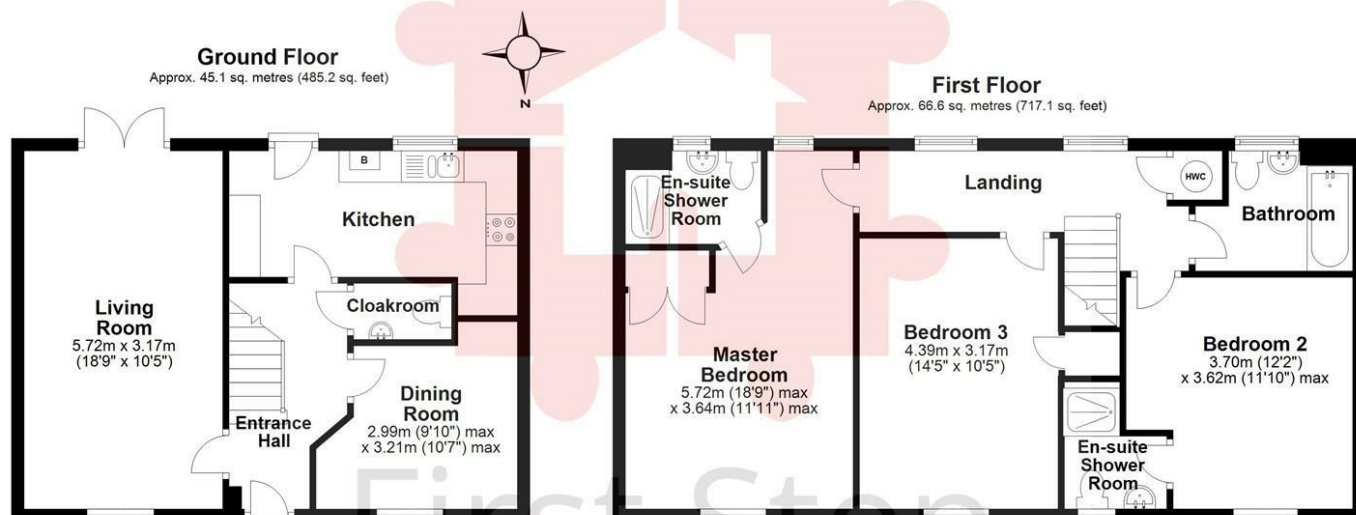
AGENTS NOTE:

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





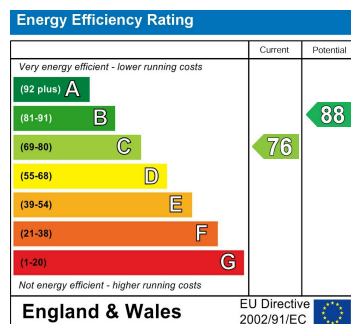


Total area: approx. 111.7 sq. metres (1202.2 sq. feet)

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.



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