

FREEHOLD



House - End Terrace (EPC Rating: C)

41 Bronte Avenue, Fairfield, Hitchin, Herts, SG5 4FB

Price Guide

£475,000



First Step



3 Bedroom House - End Terrace located in Hitchin

CHAIN FREE!!... SOUTH facing garden... ENTERTAINING Kitchen/Diner... EN-SUITE... 3 good sized bedrooms... Lounge with feature bay window... EXCELLENT STORAGE... Garage & driveway parking...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Wooden flooring, open under stairs storage. Doors leading to:

Lounge

15'8" x 12'0"

Bay window to front aspect. Continuation of wooden flooring, feature fire surround with quartz effect hearth and backing fitted with gas fire. Shelf storage.

Kitchen/Diner

17'6" x 17'1"

Dual aspect windows to side and rear plus French doors to rear aspect. A range of light wood wall and base kitchen units with laminate work surface, fitted with butler sink and tiled splash back. Boiler housed in matching wall unit.

Rangemaster stove with 5 ring gas hob, extractor. Integrated dishwasher, freestanding washing machine and full height fridge freezer. Full height door to storage cupboard no 1 fitted with shelves. Full height door to storage cupboard no 2 fitted with shelves. Ceramic tiled flooring.

Cloakroom

White suite comprising: push button wc, pedestal wash hand basin, ceramic tiled flooring and half tiled walls. 3 storage shelves.

First Floor

Landing

Airing cupboard housing the water tank - shelved. Loft

hatch. High level cupboard door to over stairs storage. Carpet. Doors leading to:

Bedroom 1

16'9" x 10'3"

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

En-Suite

Window to side aspect. White suite comprising: push button wc, pedestal wash hand basin, single fully tiled shower with glass door. Shaver point, mirror, mirror cabinet. Ceramic tiled flooring, half tiled walls.

Bedroom 2

10'3" x 8'5"

Window to rear aspect. 3 door built-in wardrobe fitted with shelf and rail. Carpet.

Bedroom 3

10'7" x 6'7"

Window to front aspect. Single door storage cupboard, fitted with shelf and rail. Carpet.

Bathroom

Dual aspect windows to rear and side. White suite comprising: push button wc, pedestal wash hand basin, fully tiled paneled bath with hand held shower, single fully tiled shower with glass door. Ceramic tiled flooring, half tiled walls.

EXTERNAL

Front garden

Low level wall with railing to perimeter, hedging and established shrubs. Paved pathway to front door.



Rear garden

Fence and wall perimeter. Laid to lawn with shrubs and entertaining patio. External light and tap. Rear gated access.

Garage & Driveway

Gated access to single garage. Block paved driveway with parking for 1 car.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: D

Service Charge: 246.27 per annum

Traditional brick and block construction

Mains utilities

Probate granted

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 and Beauty Salon along with Fairfield Park Cricket Club, Bowls Club and Community Hall offering meetings 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 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 and St Pancras via Letchworth and Arlesey are circa 30-40 minutes.

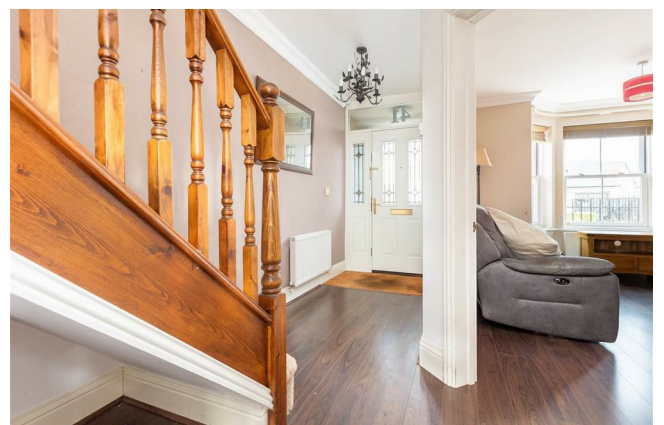
Agents Notes

The apartments, 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

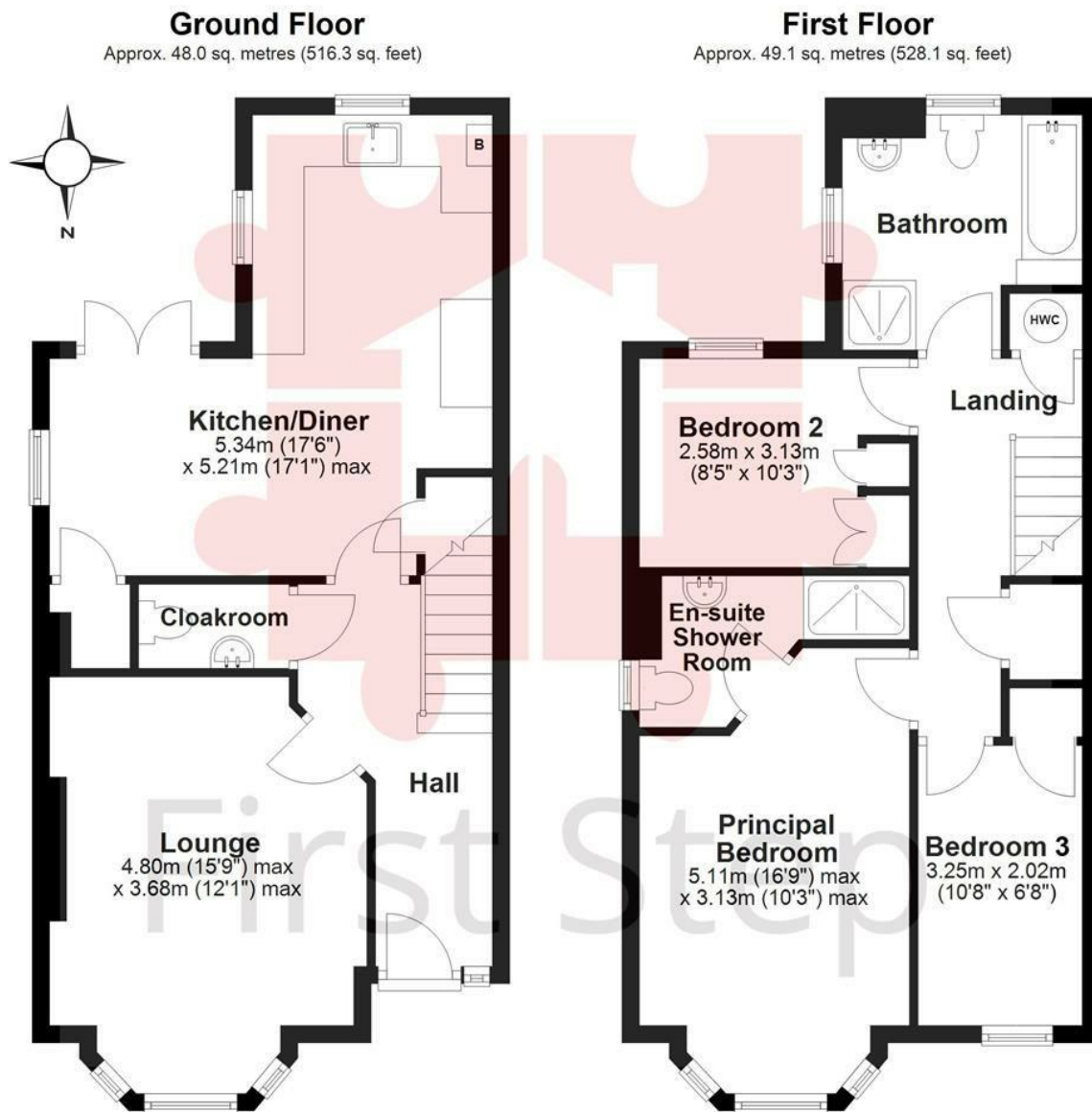


of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



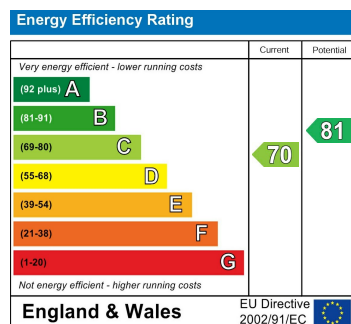




Council Tax Band

D

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