

FREEHOLD



House - Terraced (EPC Rating: C)

**93 Bronte Avenue, Fairfield, Hitchin, Herts, SG5 4FB**

**Price Guide**

**£615,000**



First Step



4



3



2



C

# 4 Bedroom House - Terraced located in Hitchin

STUNNING ENTERTAINING Kitchen/Diner... 2 EN-SUITES... Private SOUTH FACING garden... Large top floor SUITE WITH DRESSING AREA... Roll top bath... separate STUDY/SNUG/PLAYROOM plus DUAL ASPECT LOUNGE...

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Door to front aspect. Wall mounted consumer unit. Under stairs clever closet storage cupboard and drawers. Stairs to 1st floor. Ceramic tiled flooring. Doors leading to:

#### Lounge

18'9" x 11'10"

Sash window to front aspect fitted with wooden shutters. Bespoke media storage unit fitted with shelves and drawers, feature decorative false chimney breast with low level opening and quartz effect base. Carpet. French doors leading to:

#### Kitchen/Dining Room

28'2" x 18'2"

Bi-fold doors, windows, and 3 velux windows to rear aspect. A range of pink wall and base units incorporating carousel corner unit and pull out larder, housing Worcester boiler. Complementary quartz work surface with up stand. Integrated microwave fitted with American Style fridge freezer, triple oven Ranger Master with 5 ring gas hob and extractor with matt black splash back. Free standing island with seating for 3 - navy base units housing an integrated slim line dishwasher, built in bin and cupboard storage plus inset 1 1/2 butler sink. Utility area with integrated washing machine and slimline wine cooler, matching quartz work surface and up stand. L-shaped room leading to dining area with half panelled walls. Porcelain tiled flooring throughout.

#### Cloakroom

White suite comprising: concealed push button WC, pedestal wash hand basin with tiled splash back. Half panelled walls, inset shelves. Ceramic tiled flooring.

#### Snug/Study/Playroom

11'8" x 10'5"

Sash window to front aspect fitted with wooden shutters. Laminate flooring

### FIRST FLOOR

#### Landing 1

Window to rear aspect. Full height cupboard fitted with shelving housing the watertank. Staircase to top floor. Carpet. Doors leading to:

#### Bedroom 2

12'5" x 11'1"

Sash window to front aspect. 2 sliding mirrored door built in wardrobe fitted with self and rail & drawers. Carpet.

#### En-Suite 2

4'11" x 4'5"

White suite comprising: push button WC, wall mounted wash hand basin, single fully tiled shower with curved glass door. Chrome heated towel rail, shaver point, vinyl flooring.

#### Bedroom 3

12'2" x 10'11"

Sash window to front aspect. Full height door to over stairs storage cupboard fitted with rail. Carpet.

#### Bedroom 4

9'1" x 7'6"

Sash window to rear aspect. Carpet.

#### Bathroom

8'2" x 6'0"

Window to rear aspect. White suite comprising: Free standing bath with hand held shower, push button WC, wall mounted wash hand basin. Half tiled walls, chrome heated towel rail, shaver point, ceramic tiled flooring.



## SECOND FLOOR

### Bedroom 1 & Dressing Area

24'8" x 13'1"

3x Velux windows to rear aspect. Dressing Area: 4 door built in wardrobe fitted with shelf and rail with matching 6 drawer chest of drawers. Range of low level doors to eave storage. Carpet. Door leading to:

### En-Suite Shower Room

10'11" x 4'9"

Velux window to rear aspect. White suite comprising: Push button WC, pedestal wash hand basin, fully tiled large walk through shower fitted with overhead and hand held showers & glass screens. Chrome heated towel rail. Ceramic tiled flooring.

## EXTERNAL

### Front Garden

Wooden picket fence and low level hedge with gated access to paved pathway to front door. Small lawn area.

### Rear Garden

Fence perimeter with established shrubs. External light, tap, rear gated access. Entertaining patio and astroturf lawn, bespoke built outside kitchen BBQ area with 2 door storage.

### Garage

Single garage with up and over door, fitted with light and power. Garage separated into sections with front area fitted with mirrors, used as gym. Parking for 1 car in front of garage accessed through communal entrance.

### Additional Property Information

Freehold

EPC: Rating C

Council Tax: Band D

Service charge: Scanlans Park Fee £260 pa, Courtyard parking fee £220 pa

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.

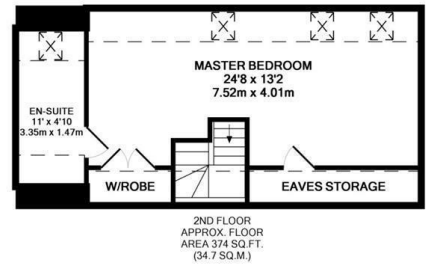
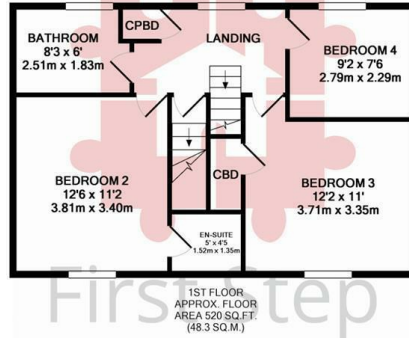
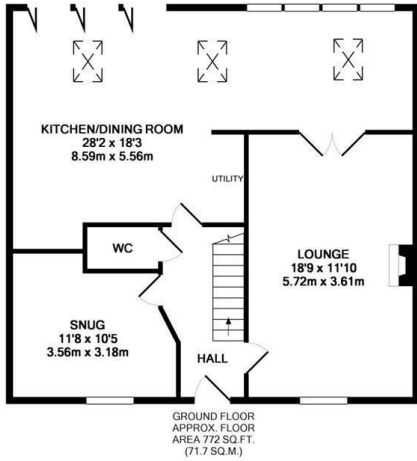
#### Agents Note

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.







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TOTAL APPROX. FLOOR AREA 1665 SQ.FT. (154.7 SQ.M.)

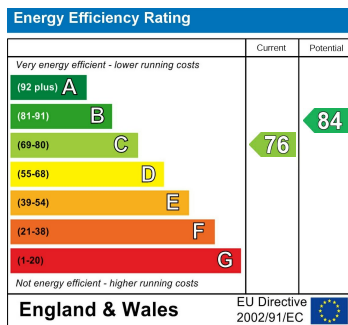
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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**