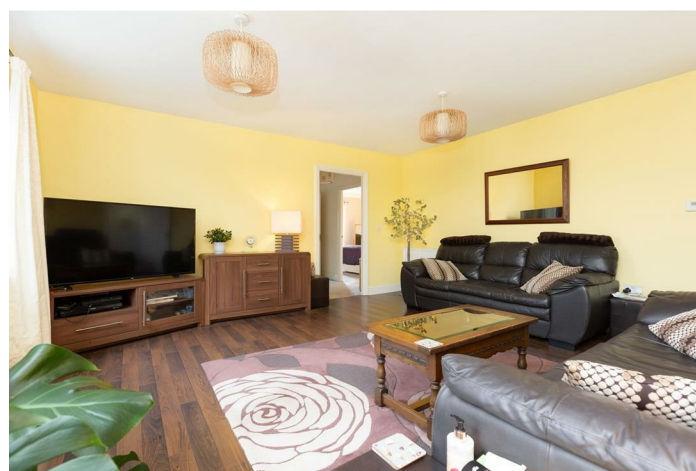


LEASEHOLD



Maisonette (EPC Rating: C)

**3 DOYLE PLACE, FAIRFIELD, HITCHIN,
HERTS, SG5 4BF**

Price Guide

£319,950



First Step



2



1



1



C

2 Bedroom Maisonette located in Hitchin

CHAIN FREE... 2 DOUBLE bedrooms... Spacious Lounge/Diner... Kitchen/breakfast room... LIGHT & SPACIOUS... Peaceful location... GARAGE & driveway parking...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Wall mounted consumer unit. Coir matting to entrance, carpeted staircase to first floor. Doors leading to:

First Floor

Kitchen/Breakfast Room

15'8" x 7'11"

Sash window to front aspect. Walnut effect wall and base units with complementary work surface and up stand, tiled splash back. Integrated dishwasher, washer/dryer, single oven, 4 ring gas hob and extractor hood. space for free standing upright fridge/ freezer. Boiler concealed in matching wall unit, one and a half bowl sink, under plinth lighting, ceramic tiled flooring.

Lounge/Diner

15'8" x 15'1"

3 sash windows to front aspect. Loft hatch part boarded with ladder and light. Laminate flooring. Door leading to:

Landing

Full height door to cupboard fitted with shelves. Carpet. Doors leading to:

Bedroom 1

15'8" x 9'6"

Sash window to side aspect. 2 door built-in wardrobe fitted with shelf and rail. Carpet.

Bedroom 2

15'8" x 9'7"

Sash window to side aspect. Carpet.

Bathroom

Sash window to side aspect. White suite comprising: Fully tiled paneled bath with wall mounted shower, glass screen, push button W/C, pedestal wash hand basin. Half tiled walls, shaver point, ceramic tiled flooring.

EXTERNAL

Garage

Single garage with up and over door. Parking in front of garage for 1 car.

ADDITIONAL PROPERTY INFORMATION

Leasehold: 982 years remaining

Service Charge: £226 per annum

Council Tax: Band C

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. 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.

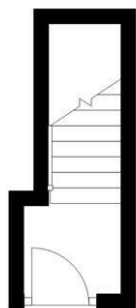
Agents Note

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

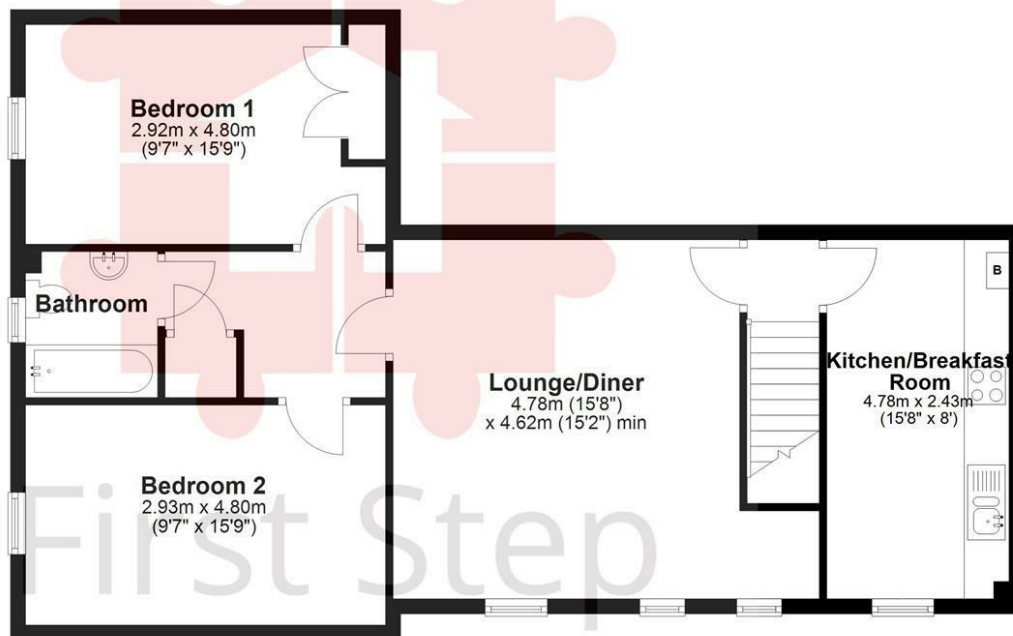
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



Ground Floor
Approx. 3.8 sq. metres (41.4 sq. feet)



First Floor
Approx. 78.1 sq. metres (840.1 sq. feet)

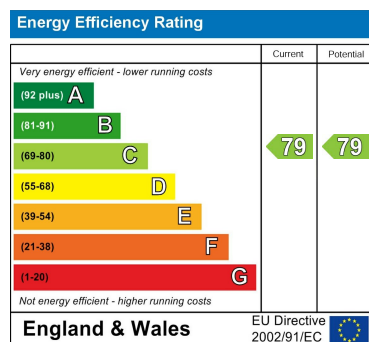


Total area: approx. 81.9 sq. metres (881.5 sq. feet)

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.



First Step