



Connells

Bronte Avenue,
Fairfield, HITCHIN.

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Fairfield, HITCHIN, SG5 4FB.

For sale
£550,000



Property Description

Bronte Avenue is situated in the desirable area of Fairfield just outside town of Stotfold. Stotfold is home to various shops and businesses including a supermarket, newsagent, bakery, pharmacy, library, church, hairdresser and a garage. More amenities can be found in Letchworth, just a 10-minute drive from the development. Letchworth is the world's first Garden City where you will find the perfect mix of attractions with specialist shops, 35 eateries, an art deco four-screen cinema, a museum and an arts centre. For commuters, the A1 puts you within easy reach of London in under 1.5 miles or alternatively reach the capital in just 38 minutes by train from Letchworth railway station, located 2.5 miles from the property.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

****CHAIN FREE****

Spacious kitchen/diner.
Downstairs cloakroom.
En suite to master bedroom.
Walking distance to local shops and school.
Popular development.
Accommodation over three floors.
Garage and parking to the rear.



Internal

Ground Floor:

Entrance Hall

Entrance door, tiled flooring, and radiator fitted.

Cloakroom

Fitted suite comprising of a WC, wash-hand-basin, extractor fan, tiled flooring, and radiator fitted.

Lounge

Double glazed window, carpet laid throughout, radiator fitted, and double glazed French doors leading to the rear garden.

Kitchen

Fitted suite comprising of a selection of wall and base units with black worktop surround, integrated oven with gas hob and extractor fan, space for a washing machine, fridge freezer, and dishwasher, sink-drainer, part-tiled walls and tiled flooring laid throughout, double glazed window, and radiator fitted.

First Floor:

Landing

Carpet laid throughout.

Bedroom Two

Double glazed window, carpet laid throughout, radiator fitted, benefiting from a built-in wardrobe.

Bedroom Three

Double glazed window, carpet laid throughout, radiator fitted, benefiting from a built-in wardrobe.

Bedroom Four

Double glazed window, carpet laid throughout, and radiator fitted.

Family Bathroom

Fitted suite comprising of a bath-tub with shower-over, WC, wash-hand-basin, extractor fan, shaving point, lino flooring and part-tiled walls, double glazed window, and radiator fitted.

Second Floor:

Master Bedroom

Double glazed window, carpet laid throughout, radiator fitted, benefiting from a built-in wardrobe.

En Suite

Fitted suite comprising of a shower cubicle, WC, wash-hand-basin, shaving point, lino flooring and part-tiled walls, double glazed window, and radiator fitted.

External

Front Garden

Laid to shingle, with fern and fence surround, and pathway leading to the entrance door.

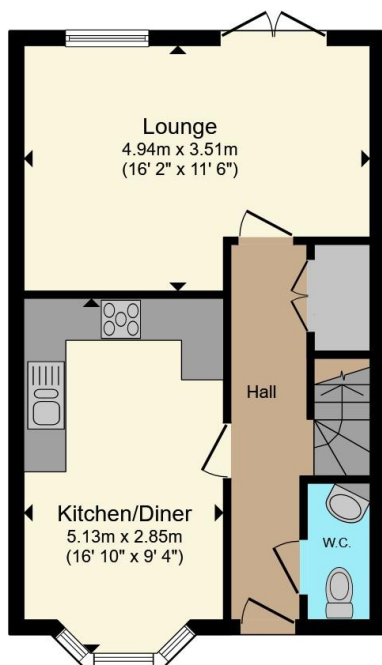
Rear Garden

Laid to patio with fence and wall surround, and rear and side gate access.

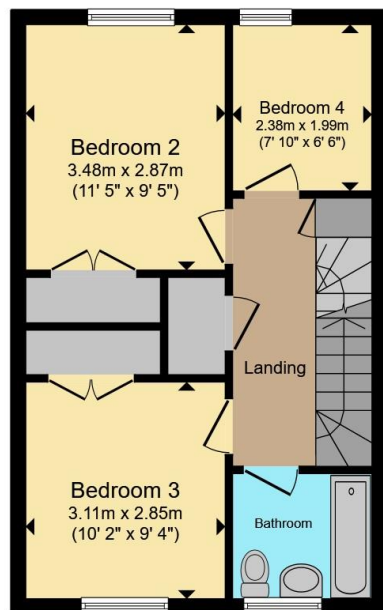
Garage

Separate garage to the rear of the property with parking for one vehicle to the front.

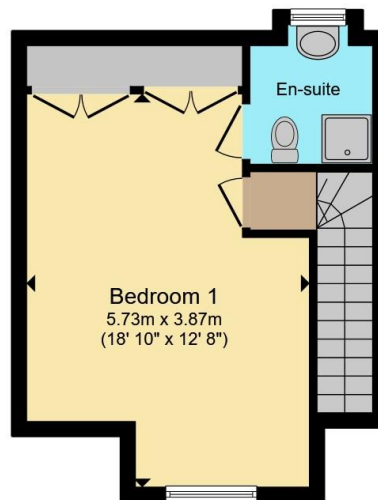




Ground Floor



First Floor



Second Floor

Total floor area 110.7 m² (1,192 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01462 685 271
E letchworth@connells.co.uk

6 Station Parade
 LETCHWORTH SG6 3AR

EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/LCH308270

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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