

LEASEHOLD



House - Mews (EPC Rating: C)

37 BEDFORD WING, FAIRFIELD HALL KINGSLEY AVENUE, FAIRFIELD,

Price Guide

£315,000



First Step



2



1



1



C

2 Bedroom House - Mews located in Hitchin

CHAIN FREE... Two DOUBLE bedrooms... WOODEN SHUTTERS.... Independent FRONT DOOR... Light & spacious LOUNGE/DINER... Kitchen with INTEGRATED APPLIANCES... Allocated PARKING....

INTERNAL

GROUND FLOOR

Entrance Hallway

Door to front aspect. Understairs storage cupboard. Stairs to first floor. Laminate flooring. Doors leading to:

Lounge / Diner

21'7"x 13'8"

Dual aspect windows to front and side, fitted with wooden shutters. Laminate flooring. Opening leading to:

Kitchen

8'7" x 7'8"

Fitted with a range of wall and base light oak units with complementary work surface and tiled splash back. Integrated dishwasher, washer/dryer and upright fridge/freezer. Frosted glass wall mounted cupboard. Single sink and drainer, 4 ring gas hob, electric oven and extractor hood. Laminate flooring.

FIRST FLOOR

Landing

Carpet. Full height door to storage cupboard fitting with light and housing the Worcester boiler. Doors leading to:

Bedroom 1

18'1" x 11'1"

Two velux windows to front aspect, fitted with black out blinds. Carpet.

Bedroom 2

10'5" x 10'2"

Window to rear aspect, fitted with black out blind. Carpet.

Bathroom

White suite comprising: fully tiled panelled bath with wall mounted shower attachment and glass screen, push button wc, pedestal wash hand basin. Laminate flooring.

Front Garden

Paved pathway to front door.

Parking

Secure gated parking with allocated parking space and ample visitor parking spaces.

ADDITIONAL PROPERTY INFORMATION

Leasehold: 982 years remaining

EPC: Rating C

Council Tax: Band D

Service charge: £723.50 per quarter

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.

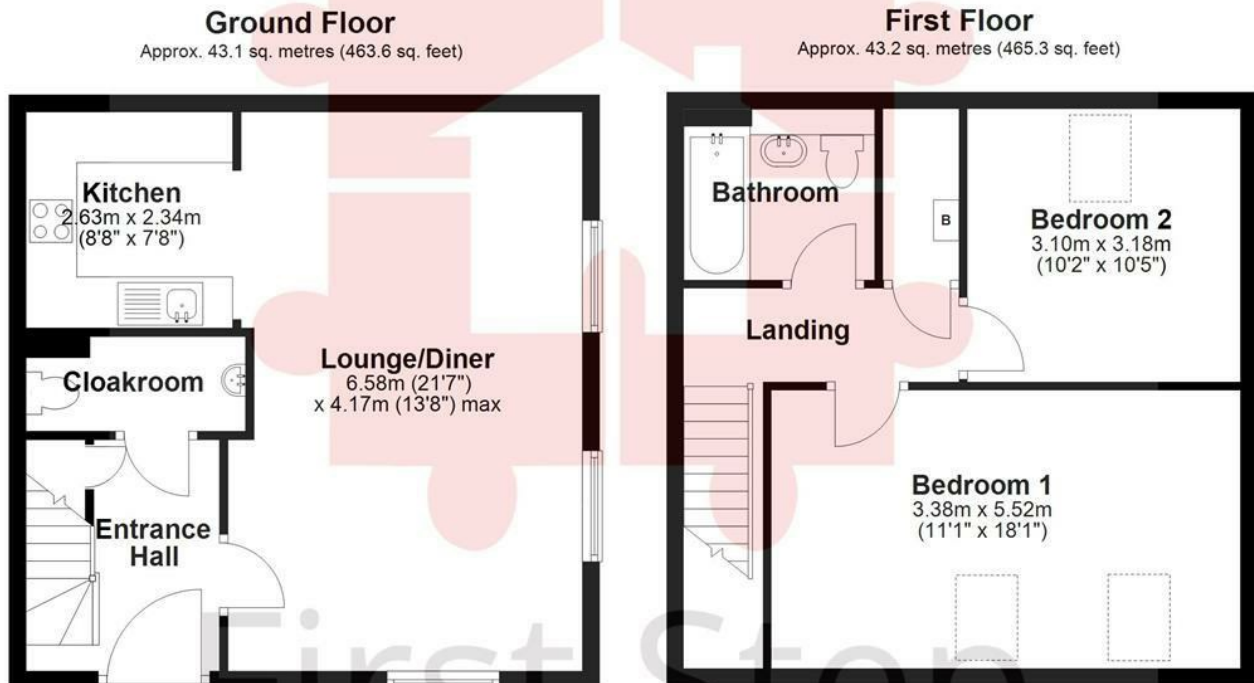
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

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.



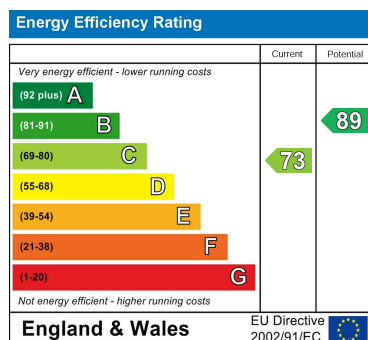


Total area: approx. 86.3 sq. metres (928.9 sq. feet)

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