

FREEHOLD



House - End Terrace (EPC Rating: C)

**19 Livingstone Way, Fairfield, Hitchin, Herts,
SG5 4GN**

Price Guide

£565,000



First Step



4



2



1



C

4 Bedroom House - End Terrace located in Hitchin

4 DOUBLE bedrooms... UPGRADED KITCHEN/DINER... Dual aspect Lounge... SECLUDED west facing garden... 1500 sq ft... Garage & parking... UTILITY Room... WOODEN SHUTTERS... En-suite & Jack & Jill Bathroom...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Luxury vinyl flooring. Doors leading to:

Kitchen/Diner

18'1" x 9'8"

Dual aspect window to front aspect fitted with wooden shutters, french doors and window to side aspect fitted with wooden shutters. Panelled feature wall. A range of navy wall and base units with complementary work surface. Integrated fridge/freezer, slimline dishwasher, double oven, 4 ring induction hob and extractor hood. Boiler concealed in matching wall unit, inset one and a half bowl sink, under plinth lighting, ceramic tiled flooring. Door leading to:

Utility Room

Matching navy wall and base units with complementary work surface and tiled splash back. Space and plumbing for under counter washing machine, single sink and drainer. Wall mounted consumer unit, storage cupboard. Continuation of ceramic tiled flooring.

Lounge

18'1" x 9'7"

Dual aspect window to side and bay window to front aspect both fitted with wooden shutters. Continuation of luxury vinyl flooring.

Cloakroom

White suite comprising: push button wc, pedestal wash hand basin, half tiled walls. Continuation of luxury vinyl flooring.

First Floor

Landing 1

Bay window to front aspect fitted with wooden shutter. Carpet. Doors leading to:

Bedroom 1

15'8" x 9'7"

Two windows to side aspect fitted with wooden shutters. Four door built-in wardrobe fitted with shelf and rail. Carpet. Door leading to:

En-Suite

White suite comprising: concealed push button wc, vanity wash hand basin, large fully tiled shower fitted with glass door. Heated towel rail, wall mounted light up mirror. Ceramic tiled flooring.

Bedroom 2

18'1" x 9'7"

Bay window to side aspect fitted with wooden shutters. Carpet.

Second Floor

Landing 2

Window to front aspect fitted with wooden shutter. Loft hatch - boarded. Double door storage cupboard housing the water tank fitted with shelves. Doors leading to:

Bedroom 3

15'3" x 9'7"

Window to side aspect fitted with wooden shutter. Four door built-in wardrobe fitted with shelf and rail. Carpet.



Bedroom 4

11'6" x 9'7"

Window to side aspect fitted with wooden shutters. Carpet. Door leading to:

Jack and Gill Bathroom

Two door bathroom. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Heated towel rail, vinyl flooring.

EXTERNAL

Front Garden

Low level wall and railings to front aspect. Garden area with decorative shingle, paved pathway to front door with storm porch. External light. Side gated access.

Rear Garden

Wall and fence perimeter. Entertaining patio with steps down to lawn area with established plants, shrubs and tree. Garden shed. External tap, side gated access.

Garage and parking

16'9" x 8'7"

Brick built garage en block. 1 parking space in front of garage.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Rating E

Service Charge: £300 per year £150 every 6 months

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.

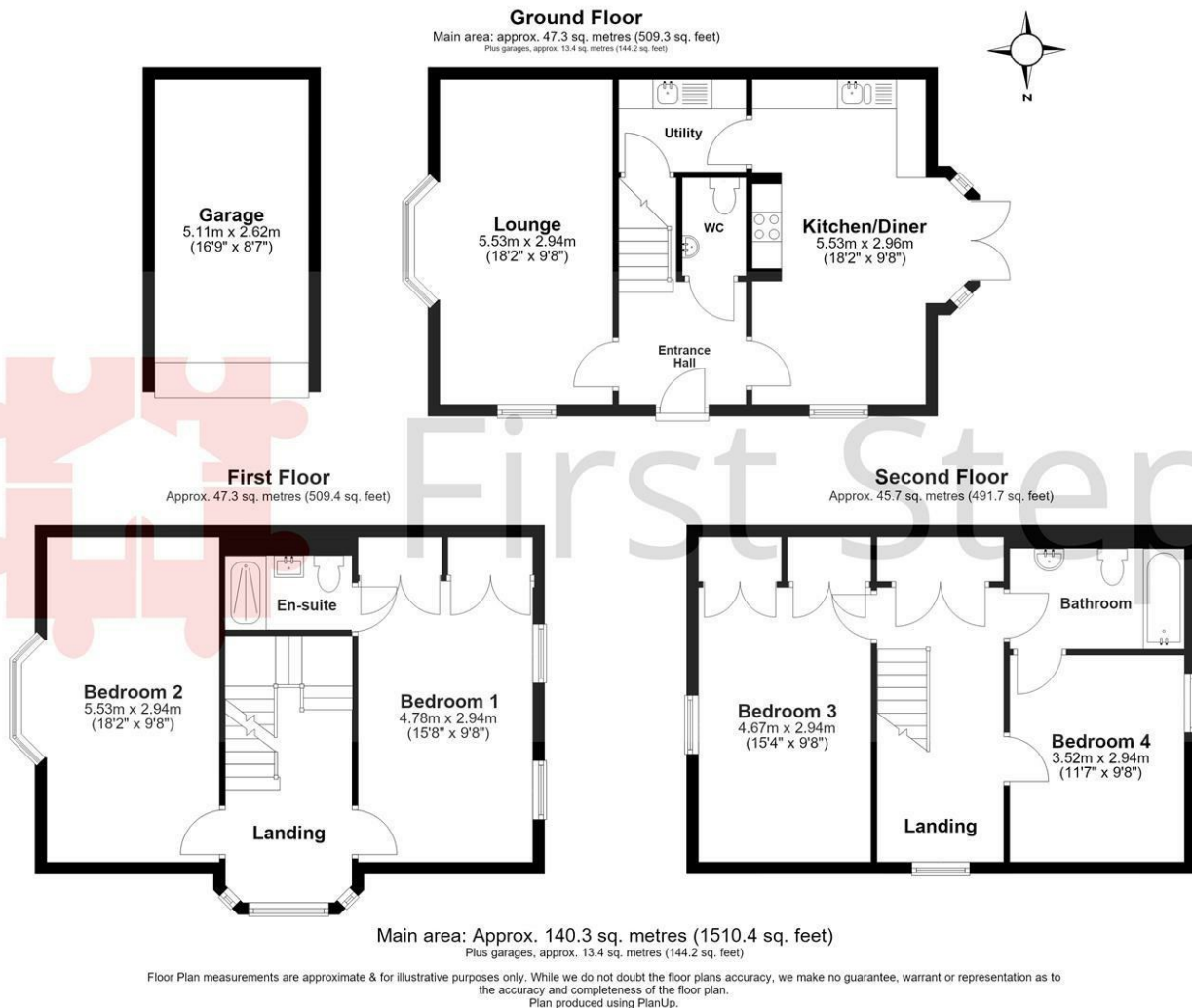
Agents Note

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



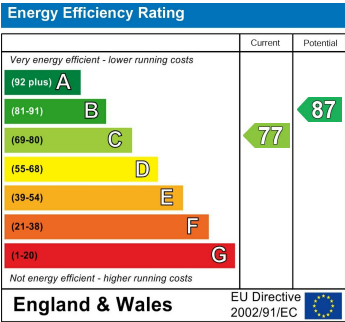




Council Tax Band

E

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.