FREEHOLD







House - Mid Terrace (EPC Rating: C)

# 4 Palmerston Way, Fairfield, Hitchin, Herts, SG5 4FP

## Price Guide

# £395,000

First Step

3 1 1 C

# 3 Bedroom House - Mid Terrace located in Hitchin

CHAIN FREE... 3 bedrooms... Lounge/Diner with French doors to ENCLOSED GARDEN... Garage & driveway parking for 2 cars... Kitchen with fitted appliances... Downstairs CLOAKROOM...

## INTERNAL

### Ground Floor

### Entrance Hallway
Door to front aspect. Laminate flooring. Staircase to first floor. Doors leading to:

### Lounge/Diner
15'5" x 12'10"
French doors and window to rear aspect. Under stairs storage cupboard fitted with light. Continuation of laminate flooring.

### Kitchen
9'4" x 8'0"
Window to front aspect. A range of light wood effect wall and base units with complementary work surface & tiled splash back. Integrated single oven, 4 ring electric hob and extractor. Freestanding full height fridge/freezer, under counter washing machine. One and a half bowl sink. Ceramic tiled flooring.

### Cloakroom
Window to front aspect. Wall mounted consumer unit. White suite comprising: Wall mounted wash hand basin with tiled splash back, push button wc. Vinyl flooring.

### First Floor

### Landing
Loft hatch. Full height cupboard housing the boiler, fitted with shelf. Carpet. Doors leading to:

### Bedroom 1
11'2" x 8'3"
Window to rear aspect. 2 door built in wardrobe fitted with shelf and rail. Carpet.

### Bedroom 2
9'0" x 8'3"
Window to front aspect. Carpet.

### Bedroom 3
7'10" x 6'11"
Window to rear aspect. Carpet.

### Bathroom
Window to front aspect. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Shaver point. Vinyl flooring.

## EXTERNAL

### Front Aspect
Small garden area with established shrubs and bushes. Paved pathway to front door with storm porch. External light. Rear gated access.

### Rear Garden
Fence perimeter. Patio area and stoned area leading to raised entertaining decking. Established shrubs and tree. External light, power, rear gated access.

### Garage & Parking
Brick garage under croft fitted with up and over door, fitted with power. 1 parking space in front of garage.



## ADDITIONAL PROPERTY INFORMATION

FREEHOLD
EPC: Rating C
Council tax: Band C
Service charge: £141.43 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.

There is a lower school on the park with many excellent nearby schools of 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.

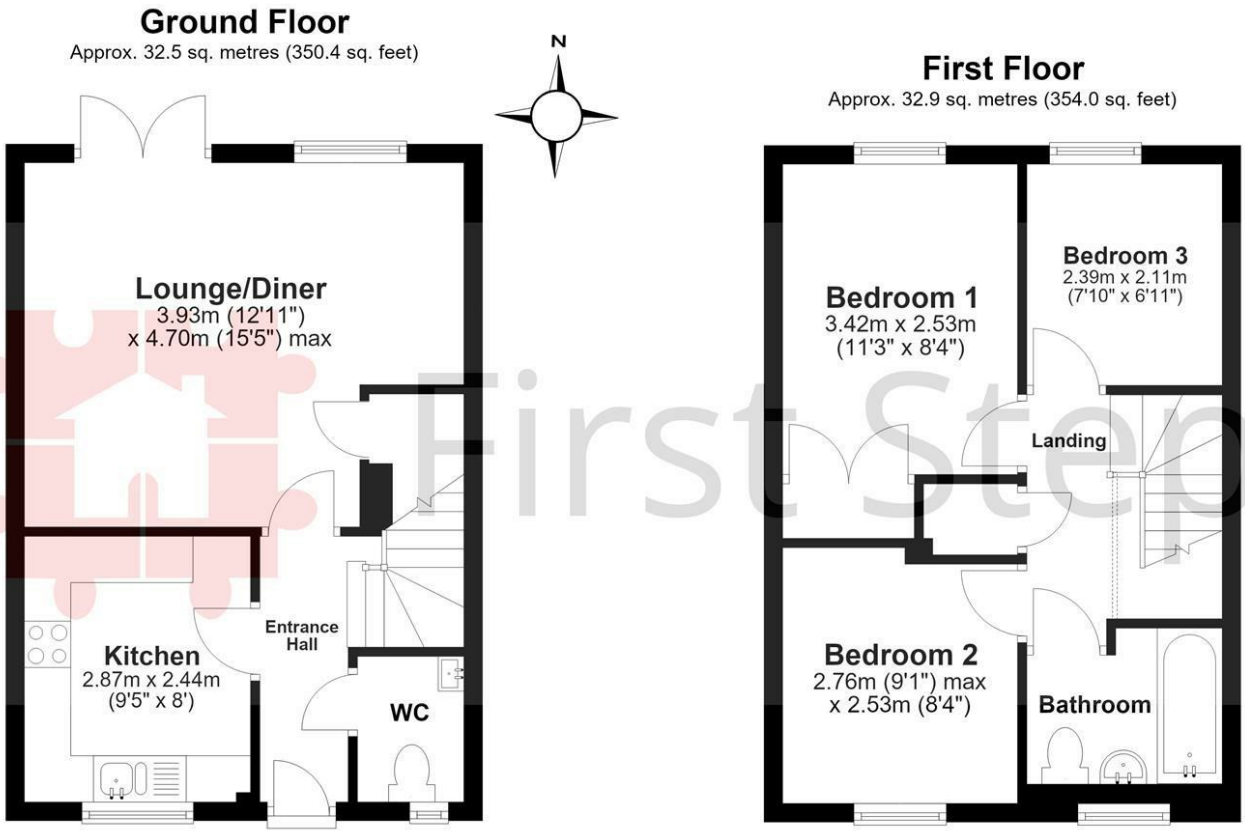












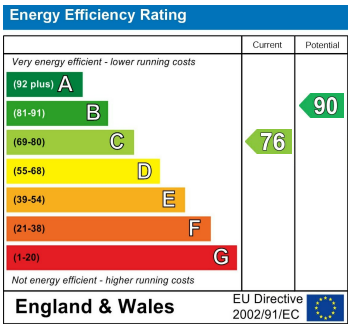

Total area: approx. 65.4 sq. metres (704.3 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

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.