

FREEHOLD



House - Terraced (EPC Rating: D)

**15 DICKENS BOULEVARD, FAIRFIELD,
HITCHIN, HERTS, SG5 4FD**

Price Guide

£515,000



First Step

4 2 1 D

4 Bedroom House - Terraced located in Hitchin

CHAIN FREE... Garage & driveway parking... SOUTH facing garden... ENTERTAINING Kitchen with ISLAND and UTILITY Room... Dual aspect Lounge/Sun Room... DRESSING ROOM & EN-SUITE... 4 GOOD SIZED BEDROOMS...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door from front aspect. Coir matting. Staircase to first floor. Doors leading to:

Living Room/Sun Room

23'8" x 11'6"

Dual aspect windows to front aspect and Sun Room windows and French doors to rear aspect. Feature fire surround, hearth and electric fire. Wooden flooring. Opening leading back to Kitchen and Utility Room.

Kitchen/Breakfast Room

14'2" x 10'4"

Window to front aspect fitted with wooden shutters. Fitted with a range of wall and base units in Old English White with granite worksurface and upstand. Matching island with seating for 4 and storage cupboards. Space for freestanding Rangemaster oven with 5 gas rings*. Integrated dishwasher and microwave. Space for freestanding upright fridge freezer*. Ceramic one and a half bowl sink with hot water filter tap and waste disposal unit. Corner carousel, pull out spice rack. Understairs door to storage cupboard, fitted with carpet and light. Door leading to:

Utility Room

9'4" x 5'0"

Window to side aspect. Fitted with a range of base and wall units (matching the kitchen) in Old English White with granite worksurface and upstand. Ceramic single bowl sink. Spaces and plumbing for freestanding washing machine and separate tumble dryer*. Worcester boiler housed in matching wall unit. Personal door to garage. Door leading to:

Cloakroom

Window to rear aspect. White suite comprising: low level push button wc, wall mounted wash hand basin. Ceramic tiled flooring and half tiled walls.

FIRST FLOOR

Landing

Window to side aspect. Full height door to airing cupboard, housing the water tank, shelved. Loft access - ladder, light, boarded. Doors leading to:

Bedroom 1

13'8" x 10'7"

Window to front aspect. 4 door built in wardrobe fitted with shelf, rail, shoe rail. Carpet. Opening leading to:

Dressing Area

2 door built in wardrobe fitted with shelf, rail and shoe rail. Carpet. Door leading to:

En-suite

Window to rear aspect. White suite comprising: Large fully tiled shower with glass door, low level push button wc, wall mounted wash hand basin. Shaver point, heated towel rail, tiled storage ledge. Half tiled walls and luxury vinyl flooring.

Bedroom 2

14'6" x 9'3"

Windows to rear aspect. Built in 6 door wardrobe fitted with shelf and rail, plus 6 drawer storage. Carpet. Door leading to Jack and Jill bathroom.

Bedroom 3

14'5" x 11'8"

Window to front aspect. 2 sliding door built in wardrobe, fitted with rail and shelve storage. Carpet.

Bedroom 4

8'7" x 8'2"

Window to rear aspect. Carpet.

Jack & Jill Bathroom

Window to side aspect. White suite comprising: fully tiled paneled bath with wall mounted shower and glass screen, low level push button wc, wall mounted wash hand basin. Shaver point, heated towel rail, luxury vinyl flooring. Door to landing and Bedroom 2.

EXTERNAL

Front Garden

Low level wall and railing to perimeter. Gated access to paved pathway to front door. External light.

Rear Garden

South facing garden with fenced perimeter. Entertaining patio and decking area. External light and tap. Side gated access to garage and driveway.

Garage and Driveway Parking

17'7" x 8'11"

Integral garage with up and over door with high level windows. Fitted with light and power, storage shelves. Wall mounted consumer unit.

ADDITIONAL PROPERTY INFORMATION

Freehold

Service charge: approx £400 per annum

Council Tax: Band E

EPC: Rating D

*Appliances available by separation negotiation if required

Mains utilities

Traditional brick 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.

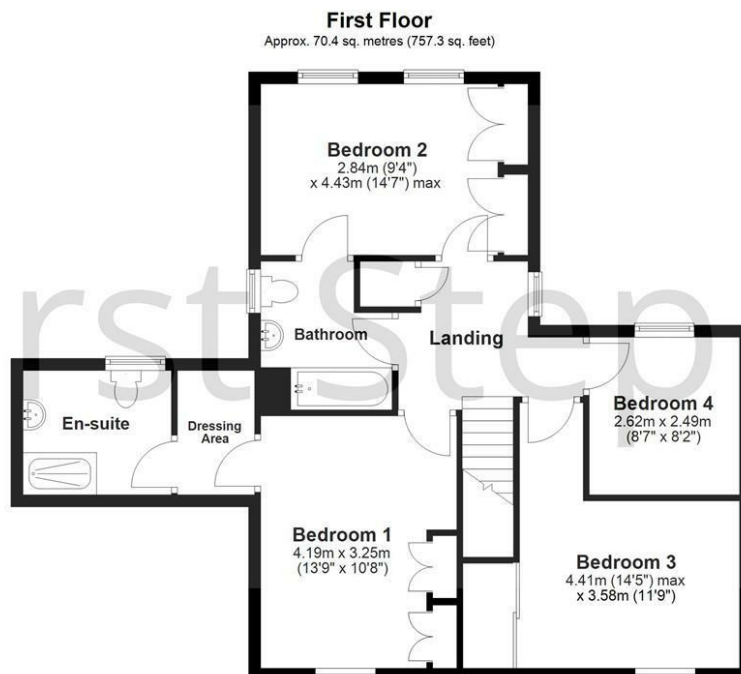
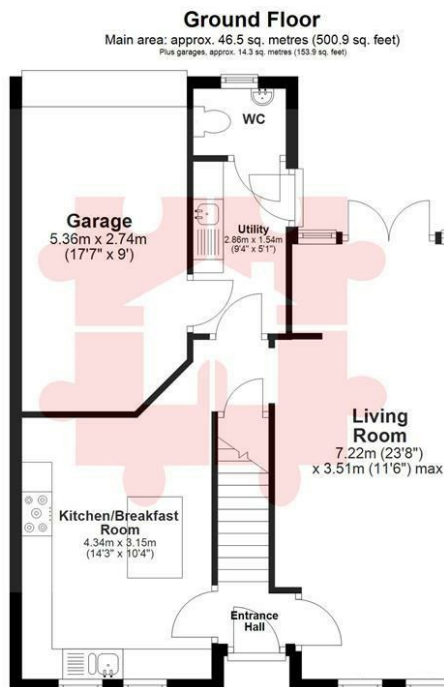
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

Agents note

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





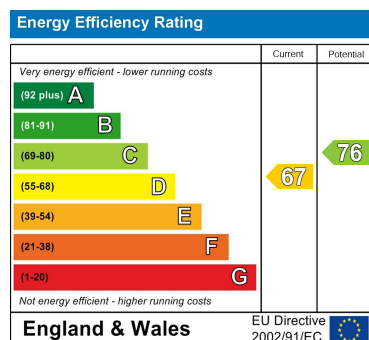
Main area: Approx. 116.9 sq. metres (1258.2 sq. feet)
Plus garages, approx. 14.3 sq. metres (153.9 sq. feet)

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

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.



First Step