

FREEHOLD



House - End Terrace (EPC Rating: C)

11 Middlemarch, Fairfield, Hitchin, Herts, SG5 4JJ

Price Guide

£449,000



First Step



3



1



1



C

3 Bedroom House - End Terrace located in Hitchin

CHAIN FREE... PRIVATE COURTYARD GARDEN... 2 DOUBLE bedrooms... Stylish open plan living... GLASS BALUSTRADES & WOOD PANELLING... Dual aspect lounge with French doors to garden... PEACEFUL LOCATION... 2 allocated PARKING spaces... Access to STUNNING communal gardens...

INTERNAL

Ground floor

Entrance hallway

Door to front aspect. Wall mounted shoe storage. Solid wood flooring with inset coir matting to entrance. Doors leading to:

Cloakroom

6'3" x 2'11"

White suite comprising: push button wc, vanity wash hand basin, fully tiled walls. Wall mounted consumer unit, upgraded humidistat-controlled extractor fan. Continuation of solid wood flooring.

Lounge/Dining Room

18'2" x 16'6"

Dual aspect window to side and rear aspect, French doors to rear aspect. Wood panelling. Under stairs storage cupboard fitted with shelves. Staircase to 1st floor fitted with glass balustrades. Continuation of solid wood flooring. Opening to:

Kitchen

11'1" x 6'3"

Dual aspect windows, two to front aspect and one to side aspect. A range of white high gloss base units and complementary walnut wall units with granite work surface and window ledges, brick effect splash back. Integrated fridge/freezer, washing machine, microwave, single oven, 4 ring induction hob and extractor hood. Boiler (fitted in March 2026) concealed in matching wall unit, one and a half bowl inset sink with inset drainer grooves. Water softener. Ceramic tiled flooring.

First Floor

Landing

Loft access- partially boarded fitted with light, ladder and power. Full height cupboard fitted with shelves and rail. Carpet. Doors leading to:

Bedroom 1

12'0" x 9'8"

Dual aspect windows, two to rear aspect and one to side aspect. Wood panelling. Two door built-in wardrobe fitted with shelves and rail. Karndean flooring.

Bedroom 2

10'11" x 10'7"

Dual aspect windows two to front aspect and one to side aspect. Wood panelling. Two door built-in wardrobe fitted with shelf and rail. Karndean flooring.

Bedroom 3

8'2" x 7'4"

Window to rear aspect. Two door built-in wardrobe fitted with shelf and rail. Fitted desk with drawers and shelved cupboard. Karndean flooring.

Shower Room

6'11" x 5'4"

Window to front aspect. Upgraded white suite comprising: concealed push button wc, vanity wash hand basin, large fully tiled shower with glass screen. Heated towel rail, shaver point inside wall mounted mirrored cupboard, upgraded humidistat-controlled extractor fan. Vinyl flooring.

EXTERNAL

Front Garden

Established hedges and plants to front and side perimeter.



Paved pathway to brick portico porch with tiled flooring, fitted with single power socket & external light.

Rear Garden

Fence perimeter, courtyard laid to patio area with established shrubs and plants and wooden pergola. Small garden storage shed and storage box. External light, double power socket and single power socket, rear gated access leading to communal garden.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council tax: Band D

Service charge: £772 per year

Mains utilities

Traditional brick and block construction

New boiler fitted March 2026

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 apartments, equipment, fittings and services for this property have not been tested by agent, all interested

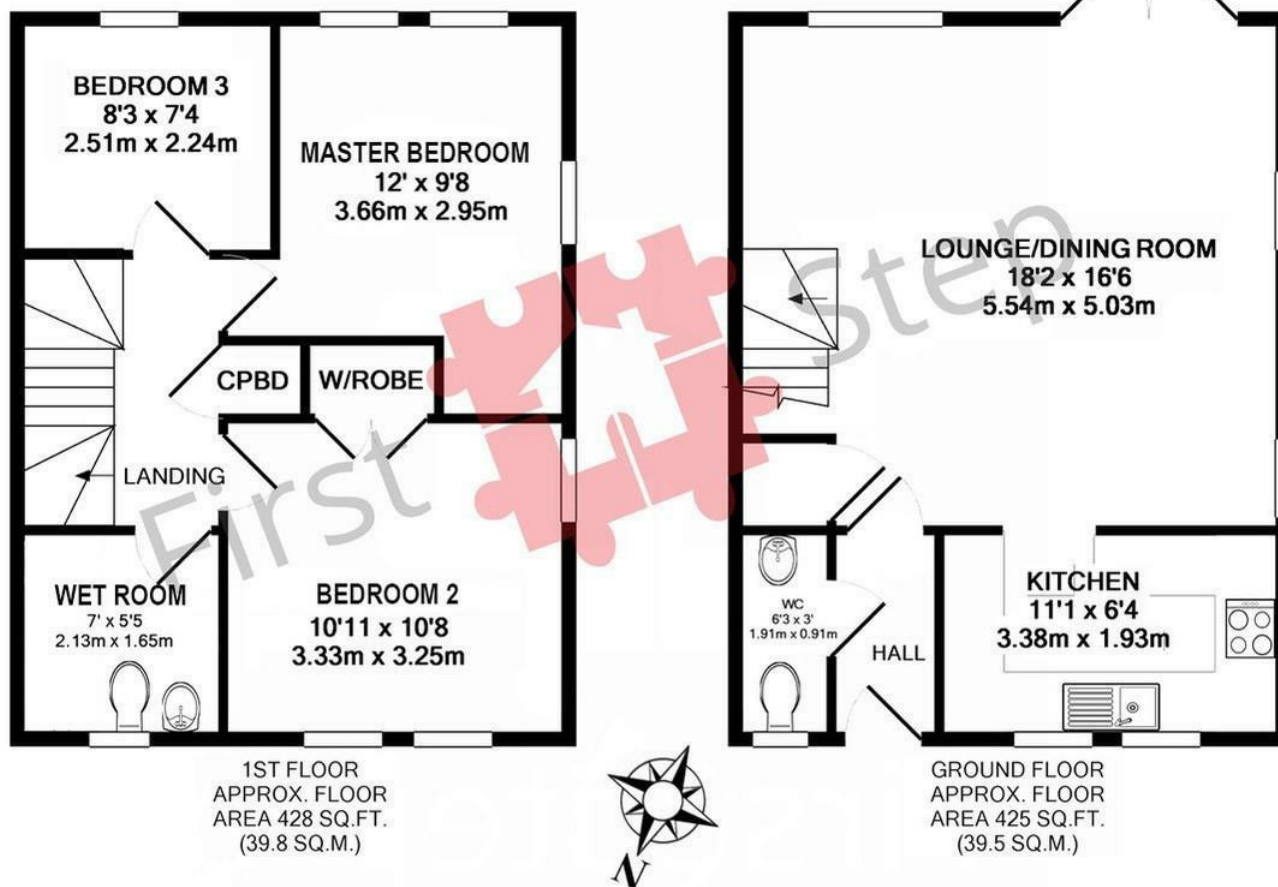


parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



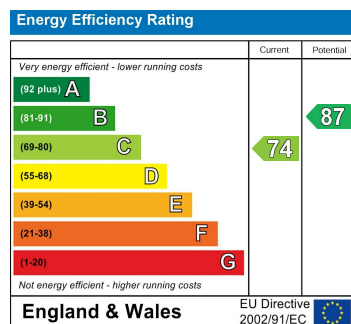




Council Tax Band

D

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

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