FREEHOLD







House - Detached (EPC Rating: B)

12 HELENA CRESCENT, FAIRFIELD, HITCHIN, HERTS, SG5 4SA

Price Guide

£650,000

First Step

4 2 2 B

4 Bedroom House - Detached located in Hitchin

4 DOUBLE bedrooms... Large SOUTHERLY facing garden... DOUBLE GARAGE... Upgrade EN-SUITE & Bathroom... WOODEN SHUTTERS... Separate STUDY... Entertaining living accommodation... IMMACULATE THROUGHOUT... EV charger...

INTERNAL

Ground Floor

Entrance Hallway
Door to front aspect. Full height door to storage housing consumer unit. Luxury vinyl flooring. Staircase to first floor. Doors leading to:

Kitchen
15'5" x 9'7"
Window to front fitted with wooden shutters and door to side aspect. White gloss wall and base units with complementary work surface and tiled splash back. Integrated fridge/freezer, washing machine, dishwasher, double oven, 4 ring gas hob and extractor hood. One and a half bowl sink, under plinth lighting, continuation of luxury vinyl flooring. Door leading to:

Lounge/Diner
25'7" x 12'2"
Two windows to rear aspect fitted with wood shutters plus bifold doors to rear aspect. Continuation of luxury vinyl flooring.

Study
11'2" x 7'5"
Bay window to front aspect fitted with wooden shutters. Continuation of luxury vinyl flooring.

Cloakroom
White suite comprising: Concealed push button WC, wall mounted wash hand basin with tiled splash back. Continuation of luxury vinyl flooring.

First Floor

Landing
Window to side aspect fitted with wooden shutters. Airing cupboard housing the boiler. Loft hatch - fully boarded fitted with light and ladder. Carpet.

Bedroom 1
15'2" x 12'2"
Two windows to rear aspect fitted with wooden shutters. Built-in 3 sliding door wardrobe, fitted with shelf & rail. Carpet. Concealing mirrored door leading to:

En-Suite
White suite comprising: Concealed push button WC, wall mounted wash hand basin, fully tiled shower with glass door. Heated towel rail, shaver point, ceramic tiled flooring.

Bedroom 2
12'2" x 10'1"
Window to rear aspect fitted with wooden shutters. Carpet.

Bedroom 3
11'3" x 11'1"
Window to front aspect fitted with wooden shutters. Carpet.

Bedroom 4
9'6" x 8'5"
Window to front aspect fitted with wooden shutters. Carpet

Bathroom
Window to front aspect fitted with wooden shutters. White suite comprising: concealed push button WC, concealed wash hand basin, large fully tiled shower with glass door. Wall mounted mirror, heated towel rail, shaver point, ceramic tiled flooring.

EXTERNAL

Front Garden
Garden area laid to lawn, established shrubs and hedge, paved pathway to front door with storm porch. External light. Side gated access.

Rear Garden
South facing garden with wall and fence perimeter. Entertaining patio leading to lawn and raised decking area with wooden pagoda, shallow steps leading to second entertaining patio area. External light, tap and power. Side gated access. Personnel door into double garage.

Double Garage/Used as Gym/Man Cave
22'6"x 20'7"
Double garage fitted with 2 up and over doors, light, power and eave storage. Currently used as a gym. Personnel door to garden and window to rear aspect. Luxury vinyl flooring.

Driveway
Block paved driveway parking for 2 cars. EV charger.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating B
Council Tax: Band F

Mains utilities
Traditional brick and block construction

Local Area
This property is located on Fairfield Gardens overlooking the countryside, it is situated within a 5 minute walk to Fairfield Park with 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established



parkland.

There are two lower schools, Fairfield Park lower school & newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

There is a regular bus service to Letchworth & Hitchin plus easy access 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 & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

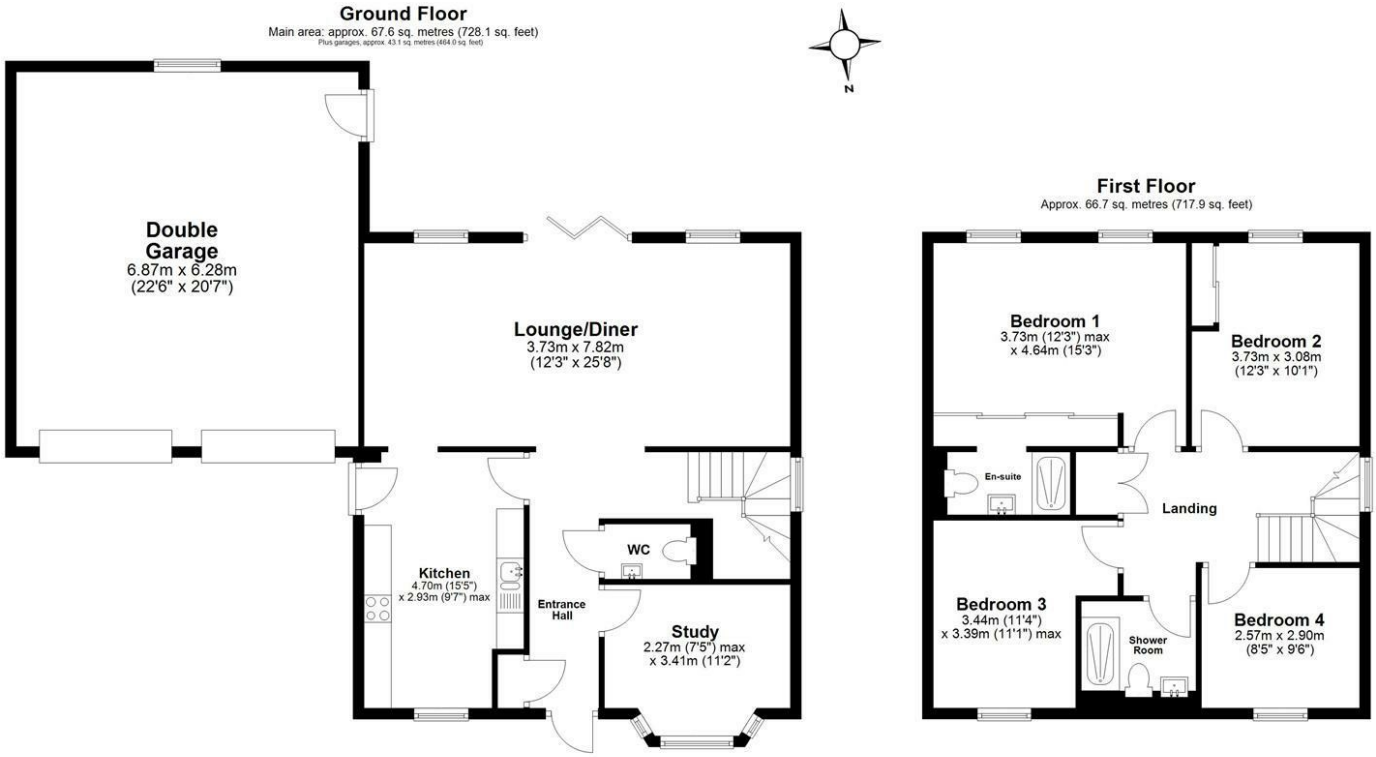
On the nearby Fairfield Park there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.



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.





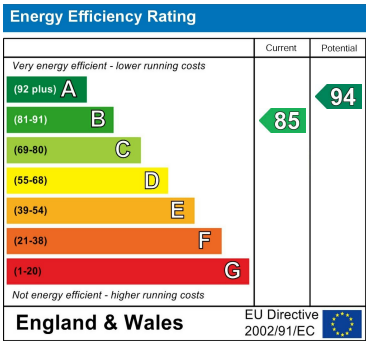
Main area: Approx. 134.3 sq. metres (1446.0 sq. feet)
Plus garages, approx. 43.1 sq. metres (464.0 sq. feet)

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

F

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