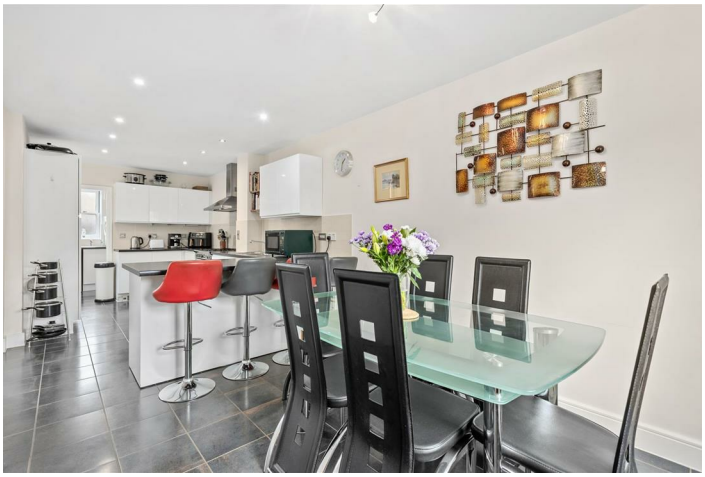
FREEHOLD







House - Terraced (EPC Rating: A)

33 Bronte Avenue, Fairfield, Hitchin, Herts, SG5 4FB

Price Guide

£495,000

First Step

3 2 1 A

3 Bedroom House - Terraced located in Hitchin

CHAIN FREE!!... SOUTH facing garden... ENTERTAINING Kitchen/Diner... EN-SUITE... 3 DOUBLE bedrooms... Garage & driveway parking for 2/3 cars... EV CHARGER... SOLAR Panels... UTILITY Room...

INTERNAL

Ground Floor

Entrance Hallway
Door to front aspect. Wall mounted consumer unit. Vinyl flooring. Staircase to first floor. Doors leading to:

Kitchen/Diner
26'6" x 9'3"
Dual aspect, window to front aspect. door to side aspect. A range of white wall and base units with complementary work surface and tiled splash back, breakfast bar with seating for 4. Range Master oven with 5 ring gas hob and extractor, freestanding under counter dishwasher, fridge and freezer. One and a half bowl sink, under unit lighting, under plinth heater, ceramic tiled flooring. Door leading to:

Utility Room
Window to rear aspect. White matching base units with complementary work surface and tiled splash back. Under counter freestanding washing machine, boiler concealed in matching wall unit, single bowl sink and drainer, continuation of ceramic tiled flooring. Door leading to:

Cloakroom
Window to rear aspect. White suite comprising: push button wc, wall mounted wash hand basin, half tiled walls, continuation of ceramic tiled flooring.

Lounge
18'2" x 12'4"
Dual aspect window to front and rear aspect plus French doors to rear aspect. Feature stone effect surround with granite hearth and backing fitted with gas fire. Understairs storage cupboard fitted with light. Carpet.

First Floor

Landing
Window to rear aspect. Loft hatch - partially boarded fitted with light and ladder. Carpet. Doors leading to:

Bedroom 1
13'6" x 12'7"
Window to front aspect. Four door built-in wardrobe fitted with shelf and rail. Carpet. Door leading to:

En-Suite
White suite comprising: push button wc, wall mounted wash hand basin with tiled splash back, large fully tiled shower with glass screen. Shaver point. Vinyl flooring.

Bedroom 2
12'7" x 9'9"
Window to front aspect. Carpet.

Bedroom 3
9'4" x 8'2"
Window to front aspect. Fitted wooden open storage with multiple shelves. Carpet.

Bathroom
Window to side aspect. White suite comprising: concealed push button wc, vanity wash hand basin, large fully tiled shower with glass screen. Heated towel rail, two mirrored cabinets one with light up feature. Vinyl flooring.

EXTERNAL

Front Garden
Low level wall and railings to front. Small garden area with stones and established shrubs, paved pathway to front door fitted with storm porch. External light.



Rear Garden

Wall and fence perimeter. South facing garden with entertaining patio and lawn with established shrubs and plant border. Raised decking area with central tree. Personnel door to garage. External light and tap.

Garage and Parking

17'1" x 10'7"
Single brick built garage fitted with electric door, light, power and eave storage. EV charger. Parking directly in front of garage for 2/3 cars. Private gated parking area fitted with electric gates servicing 3 properties.

ADDITIONAL PROPERTY INFORMATION

Freehold
EPC: Rating A
Council Tax: Rating D
Service charge: £145 every 6 months
Private electric gated area charge: £310 per year (variable)
Solar panels
EV Charger

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 and Beauty Salon along with Fairfield Park Cricket Club, Bowls Club and Community Hall offering meetings 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 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 and St Pancras via Letchworth and Arlesey are circa 30-40 minutes.



Agent 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.

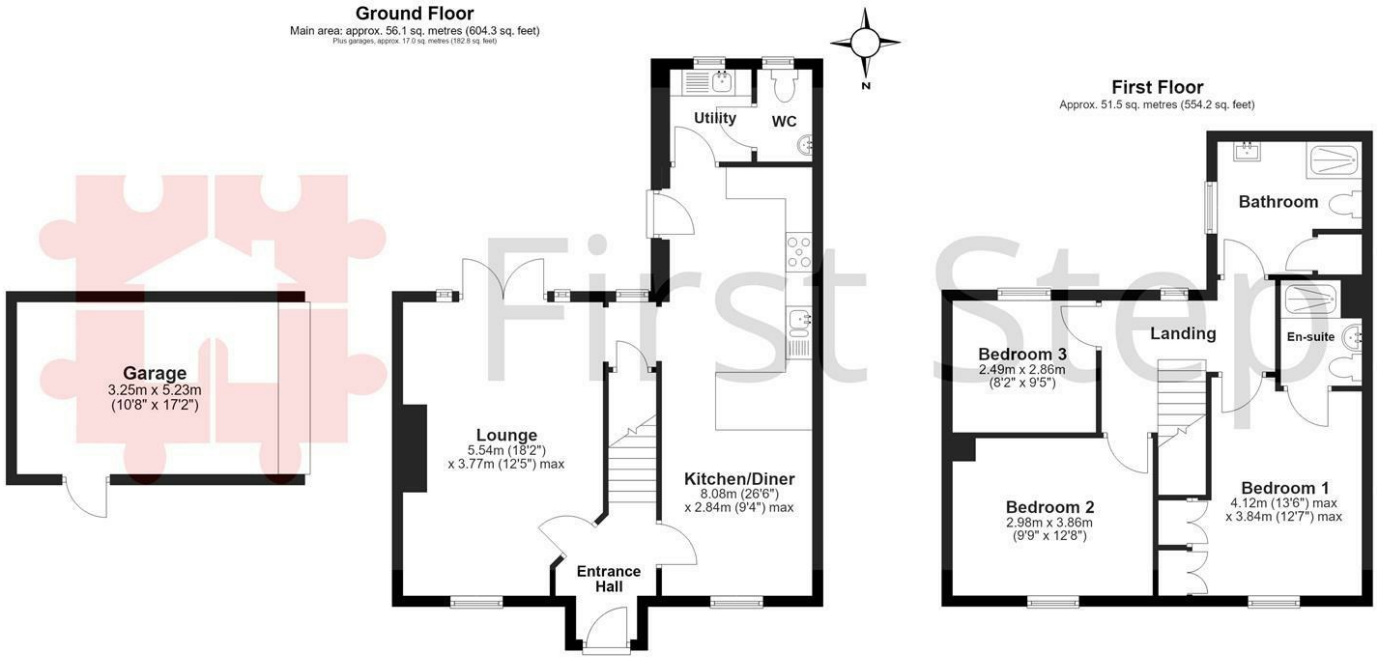
These details are to be used as a guide only and their accuracy is therefore not guaranteed.











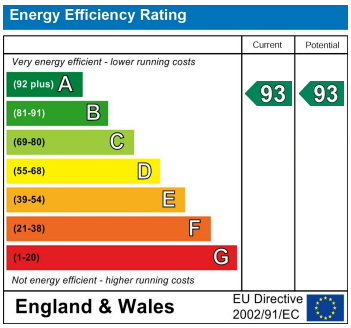
Main area: Approx. 107.6 sq. metres (1158.5 sq. feet)
Plus garages, approx. 17.0 sq. metres (182.8 sq. feet)

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

D

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