



House - Terraced

25 CHARLOTTE AVENUE, STOTFOLD, HITCHIN, SG5 4GQ

PCM

£1,650 PCM

FEATURES

- *** Sought after location ***
- Two Bathrooms One Of Which En-Suite
- Allocated Parking
- South West Facing Garden
- Three Bedrooms
- Upgraded Kitchen And En-Suite
- Garage
- Unfurnished



First Step

3 Bedroom House - Terraced located in Hitchin

GROUND FLOOR

ENTRANCE

Wooden half glazed door leading to:

ENTRANCE HALLWAY

Carpet throughout entrance hall and lounge. Under stairs open storage area. Full height door to separate storage cupboard, housing consumer unit. Ceiling light, coving, radiator, smoke detector, thermostat. Doors leading to:

LOUNGE

15'10" x 9'1"

Double glazed wooden sash window to front aspect with blind. Continuation of carpet flooring, TV aerial, BT point, ceiling light and radiator.

KITCHEN/ DINER

16'1" x 9'3"

Double glazed wooden sash window and double glazed wooden French doors to rear aspect, leading to garden west facing garden. Kitchen fitted with a range of white base and eye level units with chrome twist bar handles, contrasting grey work surfaces. Glass fronted display units, drawer pack and wine rack. Stainless steel one and a half bowl sink and mixer tap, glazed tiled splash back areas. Boiler housed in a matching wall unit. Oven with a 4 ring gas hob and extractor, washing machine, dishwasher and fridge freezer. Off white ceramic floor tiles. Spot light plus pendant ceiling light, thermostat, radiator.

CLOAKROOM

White suite comprising: white low level push button WC, corner pedestal wash hand basin with chrome monobloc taps, tiled splash back. Ceramic tiled flooring, ceiling light, radiator.

LANDING

Carpeted staircase leading to landing.

Storage cupboard, shelved housing the water tank. smoke alarm. Doors leading to:

MASTER BEDROOM

13'6" x 10'6"

Double glazed wooden sash window to front aspect, fitted with venetian blind. 2-door fitted wardrobe fitted with 2 rails. Radiator, TV aerial, BT point, ceiling light and carpet, coving. Door leading to:

EN-SUITE

Double glazed wooden sash privacy window to front aspect, fitted with venetian blind. White suite comprising: low level push button WC, wash hand basin with chrome Monobloc taps. Fully tiled double walk-in shower tray with large rainfall shower head and glass screen. ceiling light, radiator, ceramic tiled flooring.

BEDROOM TWO

9'6" x 9'0"

Double glazed wooden sash window to front aspect, fitted with venetian blind. Radiator, TV aerial, ceiling light, carpet.

BEDROOM THREE

8'9" x 6'10"

Double glazed sash window to rear aspect. Radiator, BT point, TV aerial, ceiling light, carpet.

FAMILY BATHROOM

Fitted with a white suite comprising low level push button WC, pedestal wash hand basin with chrome Monobloc taps. Wall mirror. Panelled bath with mixer tap and hand held shower attachment. Shaver point, heated towel rail, ceiling light, ceramic tiled flooring and complementary half tiled walls.

EXTERNAL FRONT

Paved pathway leading to the front door. External light.

REAR GARDEN

Rear west facing garden with fence and wall boundary with pathway leading to side gated access leading to garage and parking area. Mainly laid to lawn with entertaining patio. External light, outside tap

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. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland.

There is a lower school on the park which has been rated as outstanding along with many nearby middle and upper schools of Pix Brook Academy, Etonbury Academy and the renowned Samuel Whitbread Community College.

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 via Letchworth are approximately 35-40mins.

On the park itself there is a Tesco's convenience store, Bannatyne's Gym and new Spa, The new Orchard Restaurant, dry cleaners and Eden hair salon along with Fairfield Park Cricket and 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 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.



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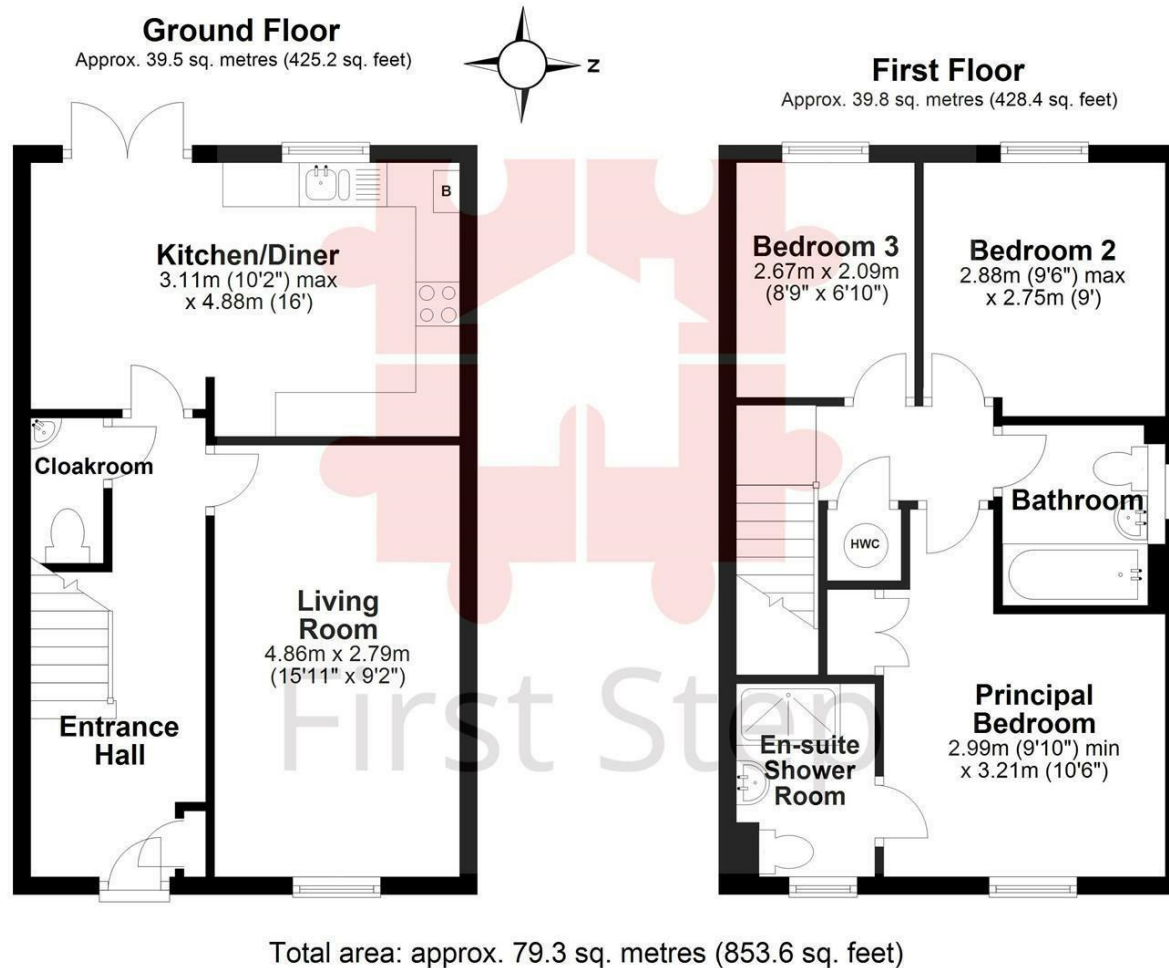
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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.