Flat - Ground Floor (EPC Rating: B)

34 Cavendish Lane, Fairfield, Hitchin, Herts, SG5 4SN

Price Guide

£295,000

First Step

2 2 1 B

2 Bedroom Flat - Ground Floor located in Hitchin

GROUND floor with INDEPENDENT FRONT DOOR... 2 DOUBLE Bedrooms... 246 YEAR LEASE... EN-SUITE... Open plan living accommodation... Allocated PARKING... BEAUTIFULLY PRESENTED... Integrated appliances... 6 year BUILDER WARRANTY remaining...

INTERNAL

Entrance Hallway
Door to front aspect. Two door storage cupboard housing the consumer unit, MVHR system, space and plumbing for washing machine. Luxury vinyl flooring. Doors leading to:

Open Plan Living/Kitchen/Dining
20'6" x 12'3"
Dual aspect windows to front and rear aspect. A range of light grey wall and base units with square edged work surface and up stand. Integrated fridge/freezer, dishwasher, single oven, induction hob and extractor hood. Boiler concealed in matching wall unit, one and a half bowl sink, under plinth lighting, continuation of luxury vinyl flooring.

Bedroom 1
13'1"x 9'4"
Window to front aspect. Three door built in wardrobe fitted with shelf and rail. Carpet. Door leading to:

En-Suite
White suite comprising: concealed push button wc, wall mounted wash hand basin with 2 door vanity, large fully tiled shower with glass screen, chrome heated towel rail, tiled storage ledge, shaver point. Luxury vinyl flooring.

Bedroom 2
13'1" x 12'4"
Window to rear aspect. Feature wall with wood panelling. Carpet.

Bathroom
Window to rear aspect. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen. concealed push button wc, wall mounted wash hand basin with 2 door vanity, chrome heated towel rail, tiled storage ledge. Luxury vinyl flooring.

EXTERNAL

Front
Low level wall and railings to front perimeter with stepped paved pathway with railings to front door. Small low level walled garden area with established shrubs. External light. Side gated access to communal garden.

Communal Garden - Rear
West facing communal garden with fence perimeter, patio and lawn area. Personal lockable bike storage plus communal bin store.

Parking
1 allocated parking space.

ADDITIONAL PROPERTY INFORMATION
Leasehold- 246 years remaining
EPC: Rating B
Council Tax: Band C
Service charge: £1,059 per year
Estate Charge: £311 per year
Build Zone Builders Warranty - 6 years remaining

MVHR - Mechanical ventilation with heat recovery system
Mains utilities
Traditional brick and block construction
Communal bin storage
Personal lockable bike storage

Local Area

This property is located in Fairfield Gardens close to 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, Ruskin Drive & Fairfield Park, Dickens Blvd along with nearby middle and upper schools of Etonbury Academy, Pix Brook and the renowned Samuel Whitbread Academy.

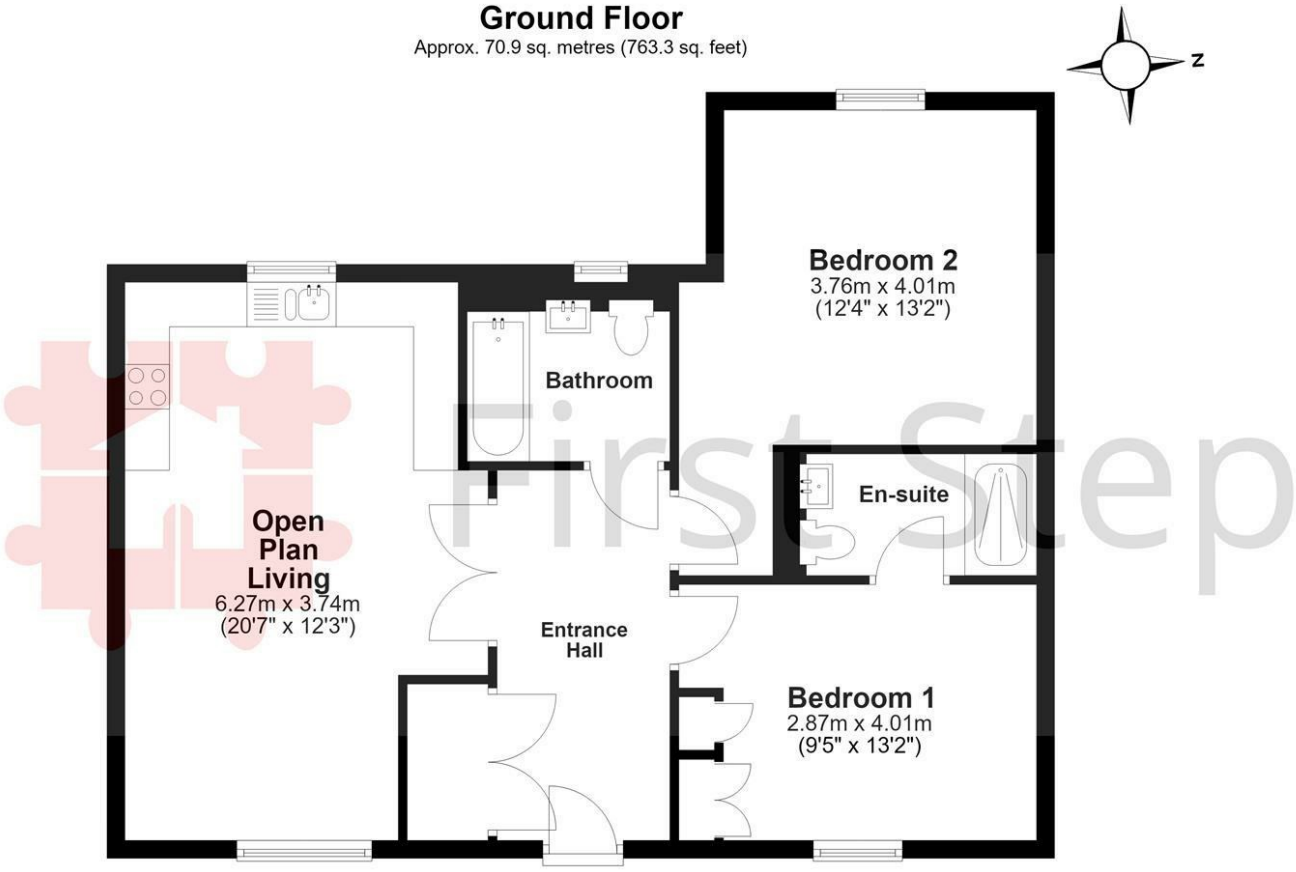
There is a regular bus service to Letchworth & Hitchin plus easy access to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted 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.

BOUVARD
FILM ANCIEN
Cinémathèque



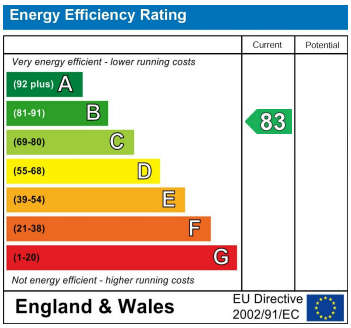
Total area: approx. 70.9 sq. metres (763.3 sq. feet)

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

C

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