



House - Terraced (EPC Rating: C)

**3 Hardy Way, Stotfold, Hitchin, SG5 4GL**

**PCM**

**£1,595 PCM**



**First Step**



# 3 Bedroom House - Terraced located in Hitchin

3 BEDROOM FAMILY HOME ON SOUGHT AFTER FAIRFIELD PARK...  
LOUNGE/DINER... GARAGE WITH PARKING...AVAILABLE LATE AUGUST...

3 BED HOUSE FAIRFIELD PARK ... LOUNGE/  
DINER ... DOWNSTAIRS WC ... FITTED KITCHEN..  
AVAILABLE LATE AUGUST 2024...

## EXTERNAL FRONT

Front garden: Iron railings to perimeter of front garden with central 'double pillar' entrance to paved walkway with small lawn areas either side. External light.

## GROUND FLOOR

Front aspect part glazed wooden door leading to:

### ENTRANCE HALL

13'0" x 6'0"

Under-stairs storage cupboard fitted with washer/dryer. Laminate flooring, ceiling light, smoke alarm, thermostat, radiator.

### CLOAKROOM

6'0" x 3'5"

White suite comprising: Low level push button wc, corner hand basin with mono bloc tap and half tiled walls. Ceiling light, consumer unit, radiator.

### LOUNGE AND DINING AREA

20'10" x 10'9"

Wooden double glazed sash window to front aspect and wooden double glazed French windows to rear aspect leading to patio area. Laminate flooring, TV aerial, BT point, 2 radiators, 2 ceiling lights, feature wall.

### KITCHEN

12'0" x 8'3"

Wooden double glazed sash window to rear aspect and half glazed wooden door to rear aspect. Fitted with a range of modern cream base and wall units with pelmet, chrome

bar handles and black granite work surfaces with up stands. Pull-out larder storage unit, drawer pack and glazed display wall unit and integrated wine rack. Matching wall mounted unit housing boiler. Integrated fridge/freezer, freestanding dishwasher and integrated electric double oven, 4-ring gas hob and stainless steel splash back and extractor. Inset stainless steel single bowl sink with drainer & swan neck mixer tap. Chrome inset spot lights, chrome sockets, ceramic tiled flooring, plinth heater.

## FIRST FLOOR

### LANDING

Wooden double glazed sash window to front aspect. White painted wooden banisters, ceiling light, carpet, chrome sockets. Large storage cupboard fitted with shelf and rail. Doors leading to:

### MASTER BEDROOM

Wooden double glazed sash bay window to front aspect. 2-door built-in wardrobe fitted with shelf and rail. Radiator, ceiling light, carpet.

### BEDROOM TWO

Wooden double glazed sash window to rear aspect. Radiator, ceiling light, loft hatch, carpet.

### BEDROOM THREE

Wooden double glazed sash window. Radiator. Ceiling light.

### FAMILY BATHROOM

9'8" x 7'9"

Wooden double glazed sash privacy window to rear aspect. White suite comprising: Low level push button wc, pedestal wash hand basin with monobloc tap. Fully tiled



panelled bath with monobloc tap and wall mounted shower attachment, glass shower screen. White heated towel rail, chrome inset spot lights, extractor, ceramic tiled floor, shaver point.

#### EXTERNAL REAR

#### REAR GARDEN

Fully enclosed west facing rear garden mainly laid to lawn with large decking area and separate patio area. Side access to garage and parking.

#### GARAGE

Brick built garage with up and over door, eave storage, plus additional parking space.

Council Tax: D

EPC: Rating C

#### 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.

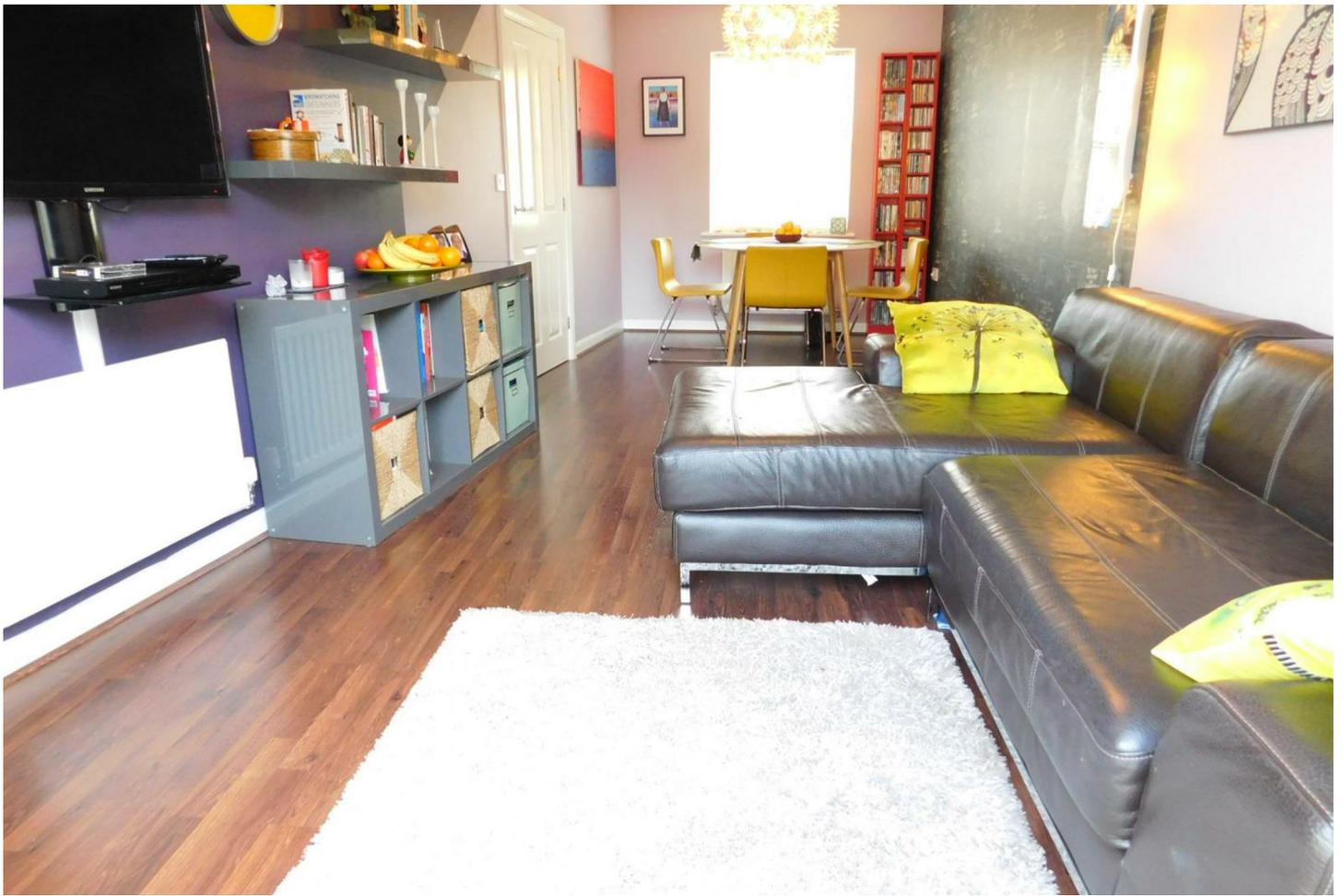
There is a lower school on the park which has been rated as outstanding along with many nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Community College.

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 & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

All sizes and details for the property are approximate and have not been confirmed by the vendor as correct and should not be taken as exact when ordering any products to fit.

#### AGENT NOTES



The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first.

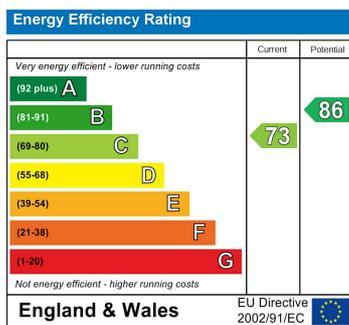




Council Tax Band

**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**