

FREEHOLD



Coachhouse (EPC Rating: C)

**55 HEATHCLIFF AVENUE, FAIRFIELD,
HITCHIN, HERTFORDSHIRE, SG5 4EY**

Price Guide

£315,000



First Step



2



1



1



C

2 Bedroom Coachhouse located in Hitchin

CHAIN FREE... Secluded GARDEN... Perimeter location... GARAGE & driveway parking... open plan living with JULIET BALCONY... Kitchen with SOLID WOOD worktops...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Coir matting to entrance hallway. Staircase to first floor.

Landing

Velux to rear aspect. Two full height cupboards, one fitted with rail, one housing water tank fitted with shelf. Laminate flooring. Doors leading to:

Lounge/Dining Room

17'0" x 11'5"

Triple aspect, velux to front aspect, window to side aspect & Juliet balcony to rear aspect. Continuation of laminate flooring. Opening to:

Kitchen

10'5" x 6'6"

Velux to front aspect. A range of cream wall and base units with solid wood work surface and tiled splash back, comprising breakfast bar with seating for two. Integrated fridge/freezer, dishwasher, double oven, 4 ring gas hob and extractor hood, space for integrated washing machine. Single bowl sink and drainer, ceramic tiled flooring.

Bedroom 1

10'5" x 9'2"

Velux and Juliet balcony to front aspect. Loft hatch. Carpet.

Bedroom 2

8'6" x 8'2"

Velux to front aspect. Two door built in wardrobe fitted with shelf and rail. Carpet.

Bathroom

8'6" x 6'2"

Velux to rear aspect. White suite comprising: fully tiled paneled bath with wall mounted shower and glass screen, push button WC, wall mounted wash hand basin with tiled splash back, tiled storage shelf. Tiled walls, heated towel rail, shaver point, laminate flooring.

EXTERNAL

Front Aspect

Paved pathway leading to front door, external light.

Private Garden

Fence perimeter with gated access. External tap, lawn area, water butt, raised flower beds, paved area for bin storage.

Garage & Parking

Secure gated driveway. Single garage with up and over door fitted with power and light, housing the boiler (serviced March 2026). Parking for 1 car in front of garage.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band C

Service Charge: £230 per year

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 & Beauty Salon along with Fairfield Park Cricket Club, Bowls Club & Community Hall offering meeting 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 tree lined roads for family safety.

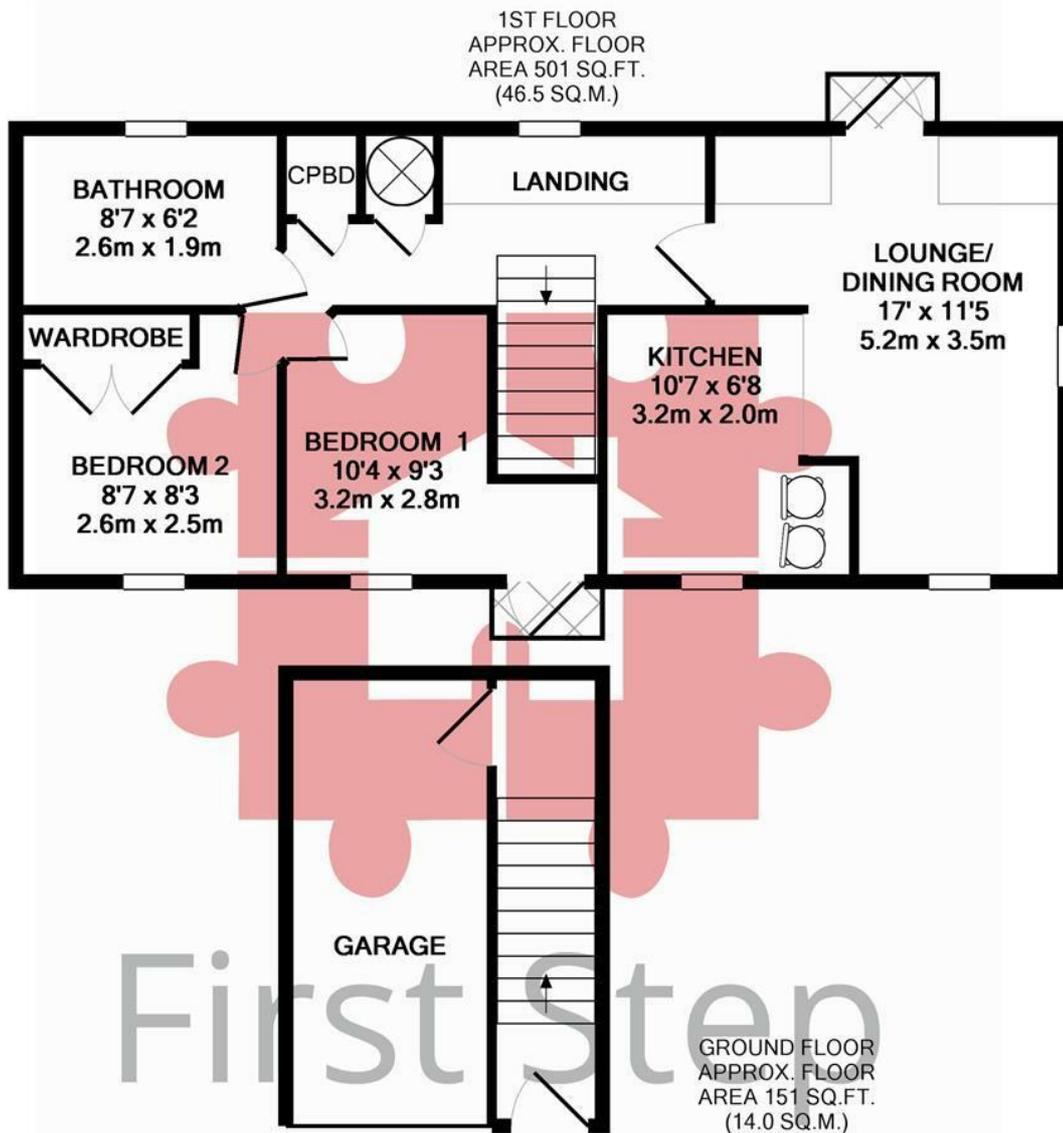
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

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.

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





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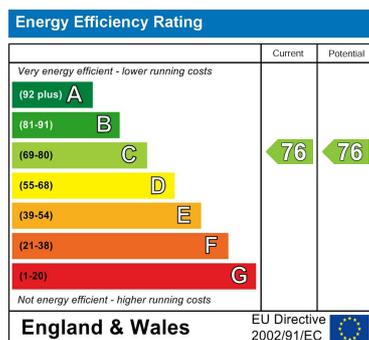
FP055HA
TOTAL APPROX. FLOOR AREA 652 SQ.FT. (60.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

C

Energy Performance Graph



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