

LEASEHOLD



House - Mews (EPC Rating: D)

## 2 FAIRFIELD MEWS, FAIRFIELD, HITCHIN, HERTS, SG5 4BU

Price Guide

**£550,000**



First Step



3



3



2



D

# 3 Bedroom House - Mews located in Hitchin

CHAIN FREE!!!... 1436 sq ft... 3 DOUBLE bedrooms... EN-SUITE & BATHROOM & SHOWER ROOM... Large Lounge... Separate Dining Room... Spacious kitchen... WOODEN SHUTTERS... Patio and large ENCLOSED GARDEN... Walk-in Wardrobe...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Low level under stairs cupboard leading to excellent storage area fitted with automatic light and power. Carpet. Staircase to first floor. Doors leading to:

#### Lounge

17'7" x 15'8"

Dual aspect, external door to side aspect, window to side aspect fitted with wooden shutters and doors to Dining Room. Full height door to storage cupboard housing consumer unit. An extensive range of bespoke built-in storage units. Carpet. Opening to:

#### Kitchen

10'7" x 9'9"

Dual aspect high level windows to front and side aspect fitted with wooden shutters. Black gloss wall and base units with complementary marble effect quartz work surface with up stand and tiled splash back. Floating shelves. Integrated fridge freezer, washer/dryer, dishwasher, wine rack, single oven, 4 ring gas hob and extractor hood. One and one half bowl sink, under plinth lighting, ceramic tiled flooring.

#### Dining Room

10'3" x 10'3"

French doors to rear aspect with 2 velux windows fitted with blinds. A range of bespoke built in storage cupboards and floating shelves. Ceramic tiled flooring. French doors leading to entertaining patio.

#### Bedroom 1

10'5" x 8'7"

French doors to rear aspect fitted with wooden shutters. Bespoke wooden book shelves fitted with over head lighting, built in storage cupboards and wardrobes fitted with shelves and rail. Carpet. Doors leading to:

#### En-Suite Shower Room

Window to rear aspect fitted with wooden shutters. White suite comprising: large fully tiled shower with glass door, push button WC, pedestal wash hand basin. Fully tiled walls, heated towel rail, ceramic tiled flooring.

#### Landing 1

Carpet. Staircase to second floor. Door leading to:

#### Shower Room

White suite comprising: Large fully tiled shower with glass door and chrome grab rails, push button WC, pedestal wash hand basin. Fully tiled walls, heated towel rail, ceramic tiled flooring.

#### Landing 2

Carpet. Full height door to cupboard housing boiler. Doors leading to:

#### Bedroom 2

17'5" x 9'6"

Velux window to side aspect. Carpet. 3 sliding door built in walk-in wardrobe fitted with shelves, rails and light.

#### Bedroom 3

13'5" x 10'1"

Dual aspect velux window to side aspect, round porthole window to front aspect. 6 door built in wardrobe fitted with shelf, rail, drawers and automatic lights. Carpet.

## EXTERNAL

### Front Garden

Low level hedge perimeter garden laid to lawn with large trees, paved pathway to front door and side door. External light and tap.

### Rear Garden

Fence and hedge perimeter. External light, tap and power, rear gated access. Entertaining patio with railway sleeper planters. Pathway to opening to enclosed and secluded garden laid to lawn with hedge perimeter.

### Parking

2 parking spaces directly out the front of property.

### Communal Wooden Storage

Detached wooden bin storage to front of the property in communal area, with lockable door to the side storage.

## ADDITIONAL PROPERTY INFORMATION

Leasehold - 987 years remaining

Service Charge: £811.71 per year

Ground Rent: £150.00 per year

EPC: Rating D

Council Tax: Band D

Grade II listed exterior

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. 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 with nearby schools: Pixbrook Academy, Etonbury Academy, & Samuel Whitbread Academy

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.

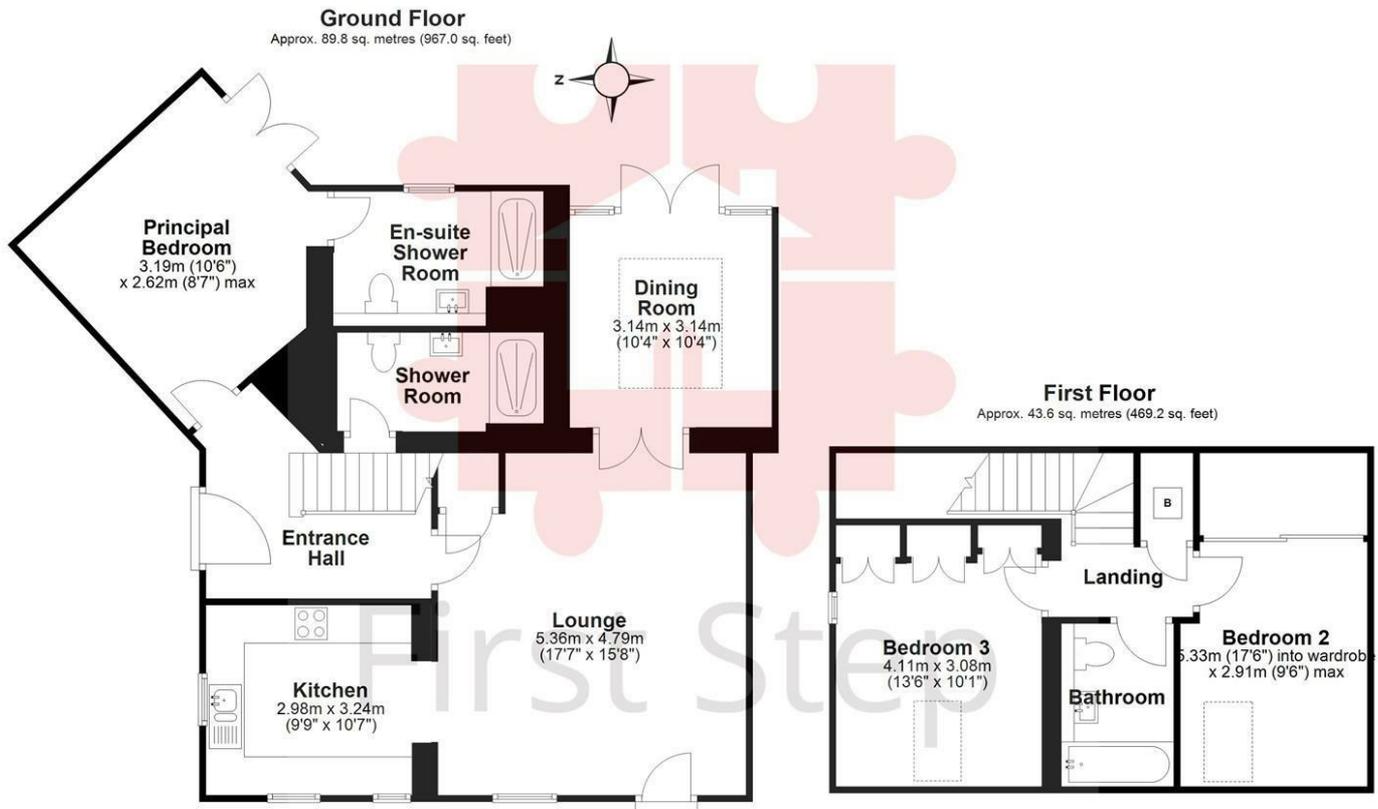
On the park itself there is a Tesco's convenience store, Bannatyne's Gym/Spa, dry cleaners and Eden hair salon along with Fairfield Park Cricket and Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

#### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by 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.

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



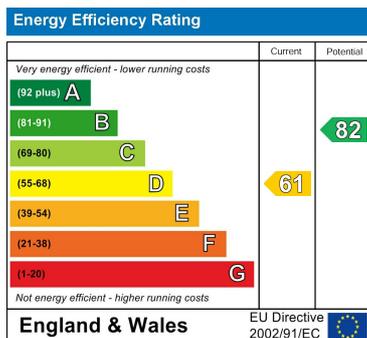


Total area: approx. 133.4 sq. metres (1436.2 sq. feet)

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**