

FREEHOLD



House - End Terrace (EPC Rating: C)

**19 BRONTE AVENUE, FAIRFIELD,  
HERTFORDSHIRE, SG5 4FB**

**Price Guide**

**£525,000**



First Step



# 3 Bedroom House - End Terrace located in Fairfield

This well balanced property spans an impressive 1,341 square feet, Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home.

The property also benefits from a utility room and separate boot room, as well as a stunning garden room with roof lantern and bi-fold doors. There are 2 parking spaces in front of the garage.

This end terrace house is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a contemporary home with its spacious layout and modern features.

3 DOUBLE BEDROOMS...

GARDEN ROOM WITH ROOF LANTERN & BI-FOLD DOORS...

ENTERTAINING KITCHEN/DINER...

UTILITY ROOM & SEPARATE BOOT ROOM...

PARKING FOR 2 CARS PLUS GARAGE...

## GROUND FLOOR

### Entrance Hallway

Door from front aspect. Laminate flooring, wall mounted consumer unit. Stairs to first floor. Doors leading to:

### Lounge

18'0" x 12'6"

Windows to front aspect. Feature gas fire with surround and granite hearth. Opening leading to Kitchen/Diner, with door to understairs storage. Pocket doors leading to:

### Garden Room

11'6" x 10'9"

Bifold doors to rear aspect and roof lantern. Amtico flooring.

### Kitchen/Diner

26'4" x 9'3"

Dual aspect windows to front and side aspect.

Dining Area: Laminate flooring. Opening leading to:

Kitchen: L-shaped configuration with a range of wall and base units including deep drawers and larder style cupboard in dark green with quartz work surface, matching up-stand, inset sink and drainer grooves. Integrated fridge/freezer and dishwasher. Range style oven with 5 gas rings and 3 ovens, extractor hood. Ceramic tiled flooring. Door leading to rear entrance hallway and utility room.

### Utility Room

Window to rear aspect. Matching base units in dark green with space and plumbing for washing machine. Single sink and drainer. Wall mounted boiler - serviced Jan 2025. Continuation of ceramic tiled flooring. Door leading to:

### Cloakroom

Window to rear aspect. White suite comprising: push button wc, wall mounted wash hand basin. Half tiled walls and ceramic tiled flooring.

### Boot Room

Door from rear garden. Amtico flooring. Door into Kitchen/Diner.

## FIRST FLOOR

### Landing

Window to rear aspect. Loft access: fully boarded fitted with ladder and light. Carpet. Doors leading to:

### Bedroom 1

13'6" x 12'7"

Window to front aspect. Built-in 4 door wardrobe fitted with shelf and rail. Carpet. Door leading to:

### En-suite

Window to side aspect. White suite comprising: Large fully tiled shower with glass screen, push button wc, wall mounted wash hand basin. Tiled storage shelf, shaver point. Ceramic tiled flooring.

### Bedroom 2

9'9" x 12'7"

Window to front aspect. Carpet.

### Bedroom 3

9'3" x 8'2"

Window to rear aspect. Carpet.

### Bathroom

Window to side aspect. White suite comprising: full tiled panelled bath, wall mounted shower and glass screen, push button wc, wall mounted wash hand basin. Shaver point, ceramic tiled flooring. Full height door to airing cupboard housing the water tank and shelved.

## EXTERNAL

### Front Garden

Low level wall with iron railings enclosing small shingled garden area, gated entrance. Paved pathway to front door, external light.

### Rear Garden

Fence perimeter split level garden mainly laid to lawn with established shrubs and laurel trees. Paved steps from rear of property to lawn, further paved steps at side of garden leading to lower entertaining patio area. Wooden storage shed. External light and power points. Rear gated access to garage and parking.

### Garage and Driveway parking

17'4" x 8'7"

Gated entrance to block paved driveway leading to brick built garage. Up and over door, fitted with light and power. 2 block paved parking spaces in front of driveway.

## Additional Property Information

Freehold

EPC: Rating C

Council Tax: Band D

Service charge: £139.67 every 6 months

Traditional brick and block construction

Mains utilities

### 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.

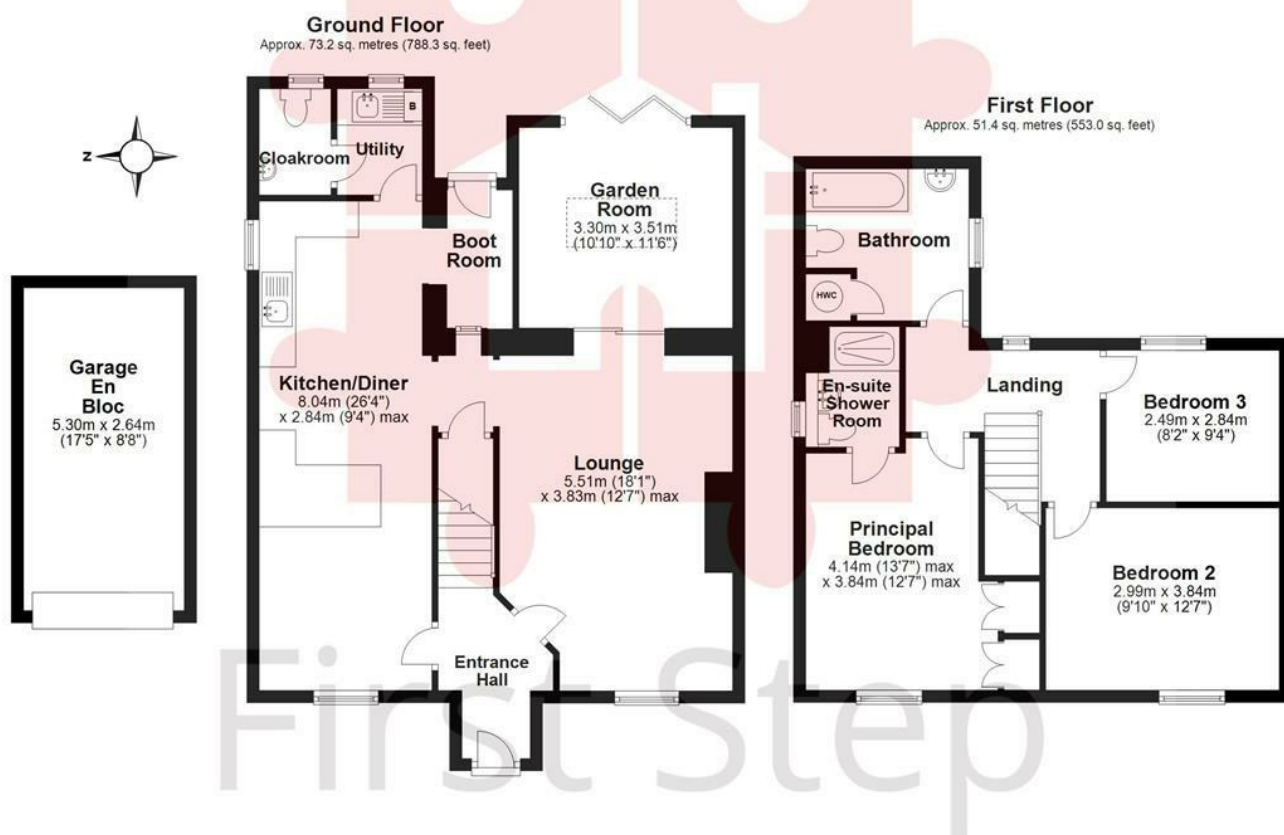
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

#### 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



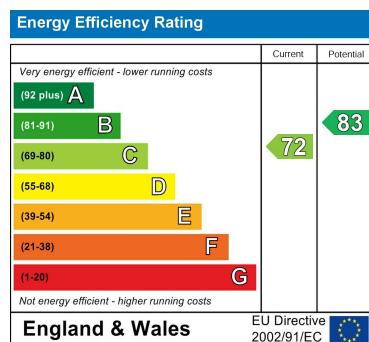


Total area: approx. 124.6 sq. metres (1341.3 sq. feet)

Council Tax Band

**D**

Energy Performance Graph



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**First Step**