

FREEHOLD



House - Detached (EPC Rating: C)

81 Bronte Avenue, Fairfield, Hitchin, Herts, SG5 4FB

Price Guide

£950,000



First Step



6



3



2



C

6 Bedroom House - Detached located in Hitchin

SUPERSIZED family home... 6 DOUBLE bedrooms... stunning UPGRADED Kitchen/breakfast room... UPGRADED Bathrooms & En-suites.... UPGRADED Utility Room... BAY WINDOWS... HUGE lounge with fire & French doors to garden... SOUTH facing garden... DOUBLE GARAGE...

HUGE EXECUTIVE PROPERTY..

6 DOUBLE BEDROOMS...

2 UPGRADED EN-SUITES...

UPGRADED SHOWER ROOM PLUS UPGRADED BATHROOM...

STUNNING UPGRADED KITCHEN/BREAKFAST ROOM...

UTILITY & CLOAKROOM...

LOUNGE/DINING ROOM PLUS STUDY...

SOUTH FACING GARDEN...

GATED DRIVEWAY PLUS DOUBLE GARAGE...

ENTRANCE HALLWAY:

Stairs to first floor. Marble effect tiled flooring. Open under stairs area. Doors leading to:

CLOAKROOM:

Composite double glazed privacy window to rear aspect. White suite comprising: Wall mounted inset vanity unit with wash hand basin and low level push button wc with concealed cistern, wall mounted bidet fitted shower. Mirror, white heated towel rail, continuation of marble effect tiled flooring.

LOUNGE & DINING AREA:

27'5" x 14'4"

Entered by double doors. Wooden double glazed bay window to front aspect and wooden double glazed French doors leading to garden. Feature stone fireplace fitted with electric fire. Ceramic flooring.

STUDY/DINING ROOM:

15'5" x 14'2"

(currently used as a guest room). Dual aspect wooden double glazed bay windows to front and side aspects. Ceramic flooring.

KITCHEN/BREAKFAST ROOM:

20'10" x 17'6"

Two wooden double glazed windows to side aspect and wooden double glazed French doors leading to garden. An UPGRADED Kitchen/Breakfast entertaining area with a range of white high gloss units with a light grey granite work surface, incorporating drawer packs, corner carousels &

breakfast bar seating. 6 ring Neff induction hob, Neff extractor, double eyeliner Neff combination oven. Inset ceramic sink unit with mixer tap. Tiled splashback. Integrated Neff dishwasher, integrated Neff double fridge/freezer, Inset ceiling lights, LED undercounter lights. Continuation of marble effect tiled flooring.

UTILITY ROOM:

Wooden double glazed window to side aspect and half glazed wooden door to garden. Ceramic sink with single drainer & base cupboard with granite work surface. Worcester wall mounted gas boiler. Integrated Neff washer/dryer. Full height storage cupboard. Continuation of marble effect tiled flooring.

FIRST FLOOR LANDING:

Wooden double glazed window to front aspect. Galleried landing with full height linen/storage cupboard and full height airing cupboard housing the Megaflo water tank. Carpet. (Stairs to second floor). Doors leading to:

PRINCIPLE BEDROOM:

17'8" x 12'5"

Wooden double glazed window to rear aspect and wooden double glazed window to side aspect. Dressing area with 2 built in his and hers double-door wardrobes fitted with shelf and rail. Laminate flooring. Door leading to:

PRINCIPLE EN-SUITE:

Wooden double glazed window to side aspect. Large jet Whirlpool bath, side tap and handheld shower. Fully tiled walk-in double shower, rainfall shower head, wall mounted shower with glass screen. Chrome heated towel rail Square wash hand basin inset in vanity unit. Low level push button wc with concealed cistern. Wall mounted bidet shower tap. Marble effect tiled flooring, large shelved storage cupboard.

BEDROOM 2:

13'3" x 12'8"

Wooden double glazed window to rear aspect. 4-door built in wardrobes fitted with shelf and rail. Laminate flooring. Door leading to:

BED 2 EN-SUITE SHOWER ROOM:

Wooden double glazed privacy window to rear aspect. White suite comprising: double width fully tiled shower with rainfall shower head, wall mounted shower and sliding glass door, wall mounted wash hand basin inset in vanity, unit low level push button wc with concealed cistern, Bidet wall mounted shower tap. Mirrored wall cabinet. Chrome heated towel rail, tiled splash back area, extractor fan, ceramic flooring.



BEDROOM 3:

14'5" x 14'4"

Wooden double glazed sash window to front aspect. 4-door built in wardrobes, fitted with shelf and rail. Laminate flooring.

BEDROOM 4:

12'9" x 9'7"

Wooden double glazed window to front aspect. Laminate flooring.

BATHROOM:

Wooden double glazed privacy window to side aspect. White suite comprising: free-standing bath with side tap, a fully tiled shower cubicle with sliding glass door, rainfall shower head and wall mounted shower with inset light, wash hand basin in vanity unit, level push button wc with concealed cistern. Wall mounted shower bidet tap. Chrome heated towel rail, mirrored cabinet with lighting, ceramic flooring.

SECOND FLOOR LANDING:

Wooden double glazed velux window to rear aspect. Laminate flooring, eaves storage cupboard.

BEDROOM 5:

16'10" x 16'3"

Wooden double glazed Dormer window to front aspect with Velux window to rear aspect. Laminate flooring.

BEDROOM 6:

16'3" x 14'4"

Wooden double glazed Dormer window to front aspect with Velux to rear aspect. Laminate flooring.

SHOWER ROOM:

Wooden double glazed velux window to front aspect. White suite comprising: double width fully tiled shower cubicle with rainfall head

shower head, wall mounted shower with sliding glass door, wash hand basin inset in a large vanity unit, mono tap, low level push button wc with concealed cistern. Chrome heated towel rail, shaver point, ceramic flooring.

EXTERNAL - FRONT GARDEN

Enclosed garden laid to lawn with wrought iron railings and a paved pathway leading to side of house and front door.

REAR GARDEN

South facing garden laid mainly to lawn, with large paved patio area, separate area laid to shingle to the side aspect housing a wooden shed. Shingle pathway to drive, small shrub area and pebble feature area. Head height fence and wall perimeter. Personal door to garage. Pathway to side gate access. External lighting and tap. Gated side access.

DOUBLE GARAGE

17'0" x 16'4"

Double wooden gates to a shingle driveway providing off road parking and leading to a detached brick built double width garage with twin up and over doors. Pitched roof with eaves storage, side door access, power and light.

EPC: Rating C

Council Tax: Band G

Service charge: circa £170 approx every 6 months

Fitted alarm system

Freehold

Mains utilities

Traditional build

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 Fairfield 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 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.

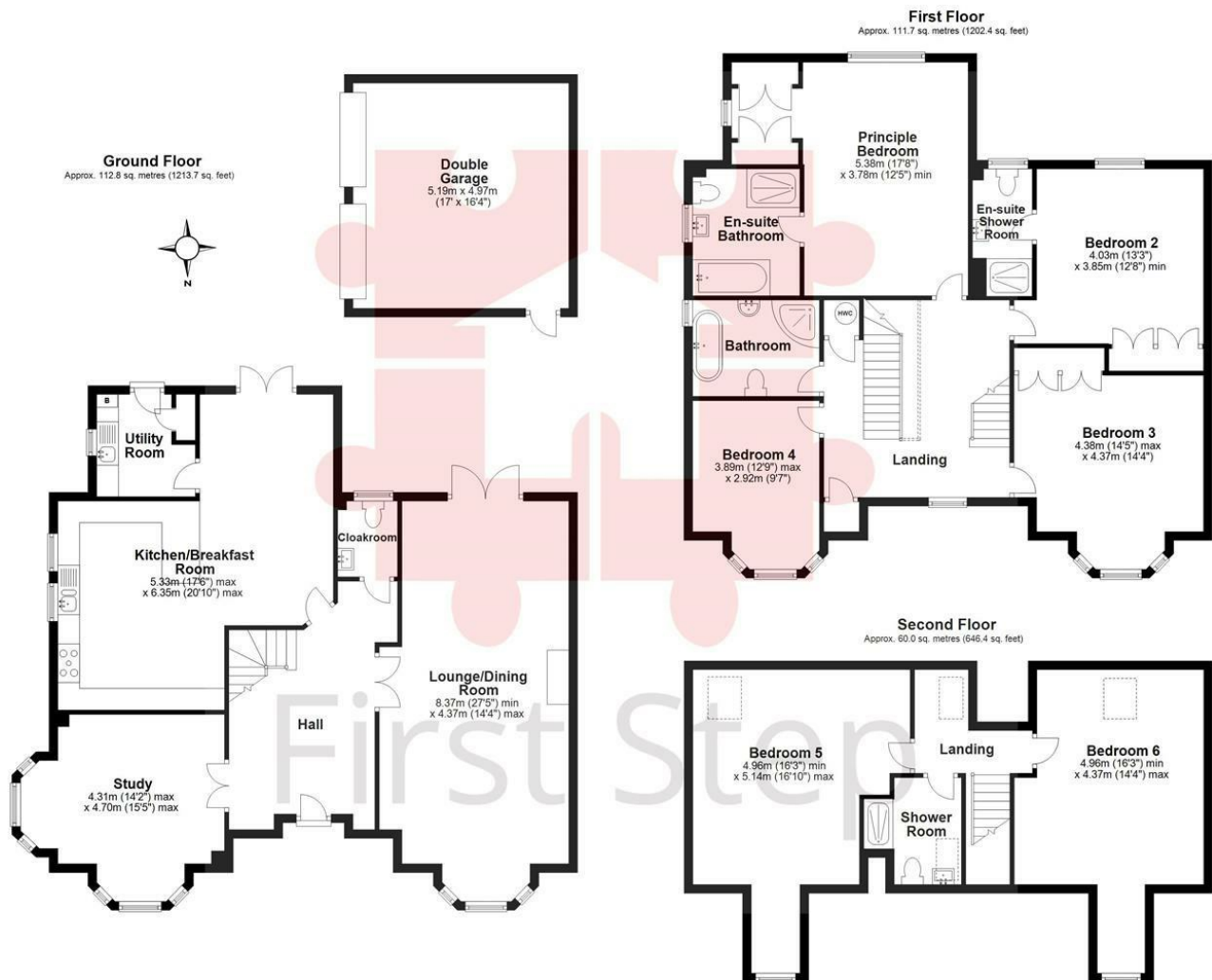
AGENTS NOTE

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

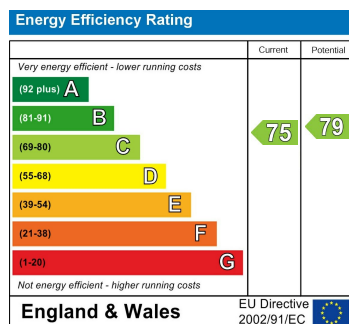






Council Tax Band

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