

FREEHOLD



House - Terraced (EPC Rating: C)

129 BRONTE AVENUE, FAIRFIELD, HITCHIN, HERTFORDSHIRE, SG5 4FT

Price Guide

£475,000



First Step



3



2



1



C

3 Bedroom House - Terraced located in Fairfield, Hitchin

3 DOUBLE bedrooms... UPGRADED Bathroom and En-suite... ENTERTAINING Kitchen/Diner with UPGRADED KITCHEN... Lounge with FRENCH DOORS TO GARDEN... Secluded WALLED WEST FACING garden... GARAGE & parking...

INTERNAL

GROUND FLOOR

Open Entrance Hallway

Oak effect Quick-step flooring, wall mounted consumer unit. Stairs rising to first floor, leading to open plan dining area and kitchen.

Kitchen/Diner

18'9" x 14'6"

Dining Area:

Dual aspect, wooden double glazed sash window to front. Continuation of oak effect Quick-step flooring, inset ceiling spot lights on dimmers. Double doors to shelved storage cupboard. Understairs fitted with "Clever Closet" storage drawers. Open plan to:

Kitchen:

Wooden double glazed window and door to rear aspect. Fitted with a range of light grey wall and base units with granite worksurface and upstand. Stainless steel Neff single oven with hide & slide door, 4 ring induction hob & extractor hood, plus inset Neff warming drawer. One-and-a-half bowl inset sink with drainer and mixer tap. Space for upright fridge freezer. Matching bespoke fitted storage cupboards housing wall mounted Glow Worm gas boiler. Continuation of oak effect Quick-step flooring.

Lounge

18'9" x 10'5"

Dual aspect, wooden double glazed sash window to front aspect, plus wooden double glazed French doors to rear garden. Feature electric fire with fire surround, pelmet and hearth.

FIRST FLOOR

Landing

Two wooden double glazed windows to rear aspect, carpet. Airing cupboard housing water tank. Loft access fitted with light, ladder and partially boarded. Doors leading to:

Bedroom 1

18'9" x 14'9"

Dual aspect wooden double glazed sash window to front aspect and window to rear aspect. Two separate 2 door built-in double wardrobes both fitted with shelf and rail. Door to:

En-suite Shower Room

Wooden double glazed opaque window to rear aspect. White suite comprising: low level concealed push button wc, wash hand basin inset into bespoke vanity unit with pull out storage and fitted with shaver point. Fully tiled glass enclosed double Aqualisa shower with tiled recessed storage

shelf, ceramic tiled flooring, chrome heated towel rail. Wall mounted lighted mirror.

Bedroom 2

14'2" x 10'5"

Wooden double glazed sash window to front aspect. Built-in 4 door wardrobe, fitted with shelf & rail, plus drawer storage. Built-in shelved half cupboard over stairs. Carpet.

Bedroom 3

12'5" x 8'11"

Wooden double glazed sash window to front aspect. Carpet.

Shower Room & Utility Cupboard

Wooden double glazed opaque window to rear aspect. White suite comprising: low level concealed push button wc, wash hand basin inset into bespoke vanity unit with storage. Fully tiled large Aqualisa shower fitted with curved glass door. Chrome heated towel rail. Half tiled walls and Amtico flooring.

Two door utility cupboard, with space and plumbing to house washing machine and tumble dryer, plus shelved storage.

EXTERNAL

Front Garden

Small enclosed stoned garden areas laid to decorative pebbles, with black wooden feature picket fencing. Gated access with paved footpath leading to front door.

Rear Garden

Westerly facing garden, laid to astroturf lawn with raised borders with established shrubs and wooden garden shed fitted with light and power. Entertaining decking area. Curved wall boundary. External power, outside light & tap. Side gated access to garage and parking.

Garage & Parking

Double gated access to communal parking area. Single garage with up & over door, with additional parking for 1 vehicle in front of garage.

ADDITIONAL PROPERTY INFORMATION

FREEHOLD

Service charge: approx £141.43 every 6 month

EDF Gate Charge: £34 per month

Council Tax: Band E

EPC: Rating C

Mains utilities

Traditional brick 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 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.



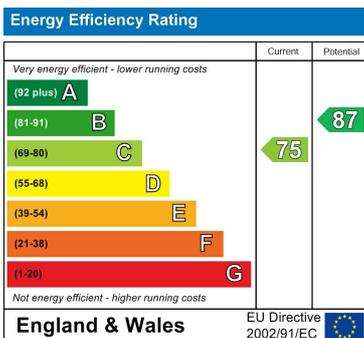


Total area: approx. 112.0 sq. metres (1205.0 sq. feet)

Council Tax Band

C

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