

FREEHOLD



House - Semi-Detached (EPC Rating: D)

153 Hitchin Road, Fairfield, Hitchin, Herts, SG5 4JH

Price Guide

£635,000



First Step



4



2



2



D

4 Bedroom House - Semi-Detached located in Hitchin

4 DOUBLE Bedrooms... ENTERTAINING Kitchen/Diner... LARGE Lounge with FEATURE FIREPLACE... Sun Room/Office... GARDEN DEN/GAMES ROOM... 3 PARKING spaces... EN-SUITE & DRESSING AREA... Utility Room...

INTERNAL

GROUND FLOOR

Entrance Porch

Door to front and window to side aspect. Ceramic tiled flooring, high level shelf and coat hooks. Door leading to:

Entrance Hallway

Feature fire and hearth (chimney currently capped). Low level door to understairs storage. Laminate flooring, staircase to first floor. Ground floor doors leading to:

Lounge

17'8" x 17'5"

Dual aspect, window to front and double doors to rear aspect. Large tiled feature chimney breast and hearth, inset log burner. Carpet. Double doors leading to sun room:

Sun Room / Office

9'4" x 14'9"

Dual aspect, windows to rear and French doors to side aspect. A range of storage cupboards, laminate flooring.

Kitchen/Breakfast Room

17'8" x 9'7"

Window and door to rear aspect. Fitted with a range of white handle less wall and base units with square edge work surface and upstand, Built-in microwave, double oven, induction hob and extractor hood. Space for large American style fridge/freezer and dishwasher. Wine rack and spice rack. Ceramic tiled flooring with underfloor heating. Doors leading to utility room and cloakroom. Opening leading to:

Dining Room

15'4" x 12'4"

Window to front aspect. Brick painted open chimney, not used as working fire. Continuation of ceramic tiled flooring.

Full height door to Pantry Cupboard 1: window to side, shelved, housing the oil boiler, consumer unit and fitted with light and power. Full height door to Pantry Cupboard 2: shelved fitted with light and power.

Utility Room

Window to rear aspect. Work surface with two spaces and plumbing for washing machine and tumble dryer. Continuation of ceramic tiled flooring.

Cloakroom

Window to rear aspect. White suite comprising: push button wc, rectangular wash hand basin on quartz surface with upstand. Wood panelled secret doors to a range of storage cupboards. Storage recess, heated towel rail, ceramic tiled flooring.

FIRST FLOOR

Landing

Loft access. Carpet. Doors leading to:

Bedroom 1 & Dressing Area

17'4" x 13'5"

Dual aspect, window to front and rear aspect with dressing area. Carpet. Door leading to:

Bedroom 1 En-suite

Window to rear aspect. White suite comprising: half tiled panelled bath with wall mounted shower and glass screen, push button wc, wash hand basin in 2 door vanity unit. Separate fully tiled shower with glass door. Vinyl flooring, heated towel rail. Loft hatch fitted with ladder.

Bedroom 2

12'5" x 12'2"

Window to front aspect. Recess suitable for a wardrobe. Carpet.



Bedroom 3

19'5" x 9'7"

Windows to front aspect. Archway to separate area, currently housing the bed. Carpet.

Bedroom 4

13'6" x 7'8"

Window to rear aspect. Recess for storage, fitted with rail. Carpet.

EXTERNAL

Front Garden

Parking for 3 cars Side gated access to rear garden.

Rear Garden

Fence perimeters, mainly laid to lawn, with large tarmac area, sleeper sectioned entertaining area, entertaining patio area, raised wooden steps and decking platform. Wood storage. External light and tap.

Outbuilding - Den/Games Room

17'1" x 11'7"

Window and door to side aspect. Laminate flooring, fitted with light, power and independent consumer unit.

Garden Storage Shed

Brick garden storage shed, fitted with power and light.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: F

Traditional brick and block

Mains electrics, sewage

Oil boiler fitted 2020

Local Area

This property is located in Fairfield and is situated within a 5 minute walk to Fairfield Park with 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.

On the nearby Fairfield Park there is a Tesco's convenience store, Bannatyne's Gym and 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.

There are two lower schools, Fairfield Park lower school & newly built Fairfield lower school, Ruskin Drive along with



nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

There is a regular bus service to Letchworth & Hitchin plus easy access 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 & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

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.

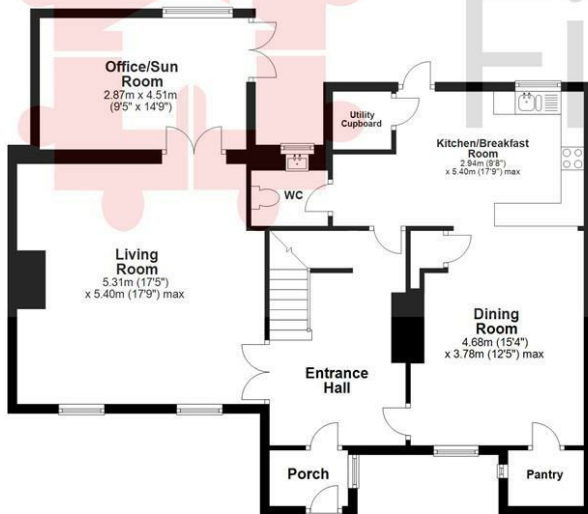
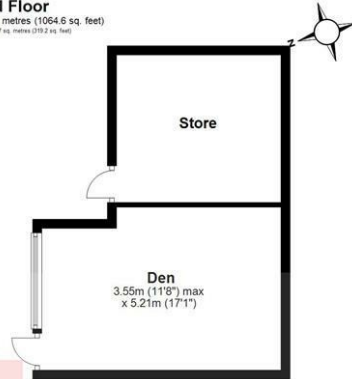
These details are to be used as a guide only and their accuracy is therefore not guaranteed





Ground Floor

Main area: approx. 98.9 sq. metres (1064.6 sq. feet)
Plus outbuildings, approx. 29.7 sq. metres (319.2 sq. feet)



Main area: Approx. 180.5 sq. metres (1942.9 sq. feet)
Plus outbuildings, approx. 29.7 sq. metres (319.2 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

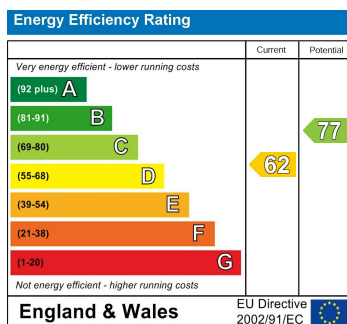
First Floor

Approx. 81.6 sq. metres (878.3 sq. feet)



Council Tax Band

Energy Performance Graph



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First Step