

FREEHOLD



House - End Terrace (EPC Rating: C)

52 DICKENS BOULEVARD, FAIRFIELD, HITCHIN, HERTS, SG5 4FD

Price Guide

£465,000



First Step



3



1



1



C

3 Bedroom House - End Terrace located in Hitchin

Immaculately presented 3 bed home... Partial garage conversion creating HOME OFFICE... Entertaining KITCHEN/DINER... Low maintenance WALLED GARDEN... Garage plus parking... close to all local amenities...

INTERNAL

Description

GROUND FLOOR

Composite front door, Karndean flooring. Stairs leading to first floor & doors leading to:

Entrance Hallway

Cloakroom

White suite comprising: pedestal wash hand basin, wc, ceramic tiled flooring.

Kitchen/Dining Room

16'9" x 9'3"

Double glazed window to side aspect, plus French doors leading to garden. Fitted with a range of cream Shaker style wall and base units, plus drawer pack with complementary work surface. Glow worm boiler housed in matching wall unit. Stainless steel sink, integrated single oven with 4 ring gas hob & extractor. Integrated dishwasher & space for integrated washing machine with space for freestanding upright fridge freezer. Ceramic tiled flooring. Door to large under stair storage cupboard.

Living Room

16'9" x 12'3"

Dual aspect double glazed bay window to side aspect, plus double glazed window to front aspect. Karndean flooring.

FIRST FLOOR

Landing

Carpet. Loft access: partially boarded. Doors leading to:

Bedroom 1

17'0" x 10'0"

Two double glazed windows to front aspect. Built-in 3 sliding door mirrored wardrobe, fitted with shelf & rail. Carpet.

Bedroom 2

9'8" x 8'8"

Double glazed window to front aspect. Carpet.

Bedroom 3

9'8" x 7'9"

Double glazed window to side aspect. Carpet.

Bathroom

White suite comprising: fully tiled panelled bath, fitted with wall mounted shower & glass screen, 2 drawer vanity unit fitted with wash hand basin, wc, LED wall mirror. Ceramic tiled flooring, chrome heated towel rail. Full height door to shelved storage cupboard.

EXTERNAL

Front Aspect

Iron railings to perimeter with gated access & paved pathway to front door with white stoned garden areas to either side laid to shrubs.

Rear Garden

Low maintenance rear garden, laid to Porcelain patio slabs, with borders laid to shrubs. Fence & wall perimeter, external tap, outside light, personnel door to garage with rear gated access leading to garage & parking.

Garage/Home Office & Parking

Single garage with up & over door & eave storage. Personnel door into garage, with partial conversion to office space, boarded with light and power. Parking for 2 vehicles in front of garage.

ADDITIONAL PROPERTY INFORMATION

FREEHOLD

EPC: Rating C

Council Tax: Band D

Service Charge: £85.60 every 6 months

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 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.

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 & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

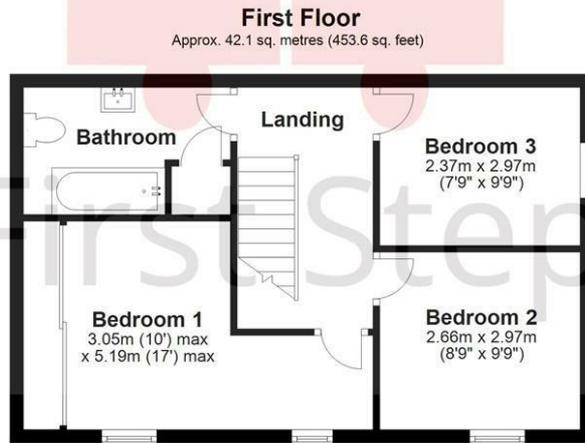
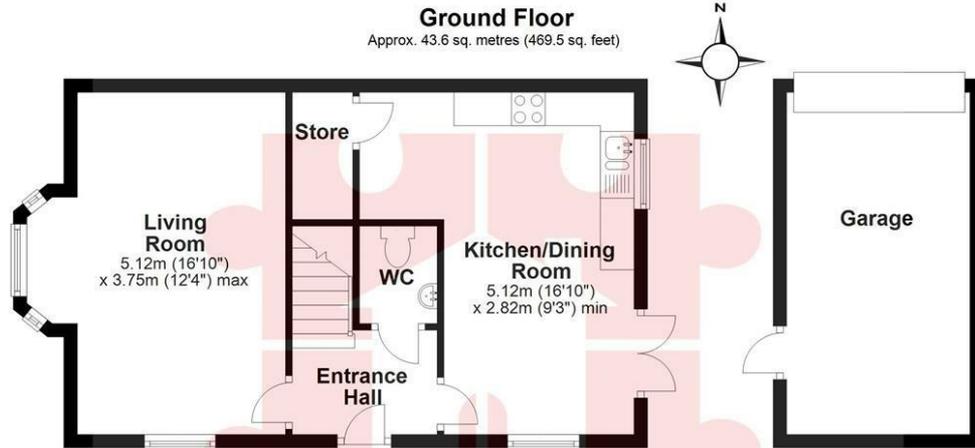
On the park itself there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

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



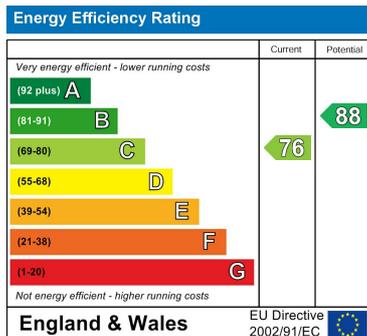


Total area: approx. 85.8 sq. metres (923.1 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

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