



Hardy Way, Fairfield, Hitchin, Hertfordshire. SG5 4GL





3 Bedroom Semi-Detached House

Guide Price £450,000 Freehold

Situated in a pleasant and private position on the outer edge of Fairfield Park, this former show home is offered in immaculate condition throughout.

The well proportioned accommodation comprises entrance hall, a bright and airy living room, spacious kitchen/dining room with integrated appliances, lobby/utility and cloakroom to the ground floor. To the first floor are three good size bedrooms, two with fitted wardrobes, and a family bathroom suite. Externally is an attractive front garden retained by wrought iron railings, a landscaped West facing rear garden, garage and off road parking. All in all a fantastic property that must be viewed.

- Immaculate semi-detached property
- Located on the outer edge of Fairfield Park
- Three bedrooms
- Fully fitted kitchen/dining room
- Light and airy living room
- Landscaped West facing rear garden
- Garage and driveway
- Must be viewed
- Chain free
- EPC rating C. Council tax band D



Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Carpet as fitted.

Living Room:

Abt. 14' 1" x 14' 0" (4.29m x 4.27m) A light and airy living room with double glazed Georgian style window to front. Radiator. Television point. Telephone point. Understairs cupboard. Carpet as fitted.

Kitchen/Dining Room:

Abt. 17' 5" x 10' 3" (5.31m x 3.12m) A well appointed kitchen/dining room comprising a comprehensive range of eye and base level units with ample quartz worktops. Single drainer stainless steel one and half bowl sink unit. Built in 4 ring gas hob, double electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Tiled splash back area. Double glazed Georgian style window to rear. Radiator. Inset ceiling lights. Tiled flooring.

Lobby/Utility:

Double glazed door to rear garden. Wall mounted gas boiler. Radiator. Tiled flooring.

Cloakroom:

A white suite comprises of pedestal wash hand basin and low level WC. Half tiled walls. Double glazed Georgian style window to side. Loft access. Extractor fan. Radiator. Vinyl flooring.

First Floor

Landing:

Access to a part boarded loft space via a retractable ladder. Radiator. Large over stairs storage cupboard. Carpet as fitted.

Bedroom One:

Abt. 10' 11" x 10' 7" (3.33m x 3.23m) Double glazed Georgian style window to rear. A range of fitted wardrobes. Radiator. Television point. Telephone point. Carpet as fitted.

Bedroom Two:

Abt. 11' 7" x 8' 3" (3.53m x 2.51m) Double glazed Georgian style window to front. Radiator. Built in double wardrobe. Television point. Telephone point. Carpet as fitted.

Bedroom Three:

Abt. 8' 11" x 6' 6" (2.72m x 1.98m) Double glazed Georgian style window to front. Radiator. Television point. Telephone point. Carpet as fitted.

Bathroom:

A white suite comprising a panelled bath with mixer tap, shower over and glass shower screen, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Shaver socket. Double glazed Georgian style window to rear. Extractor fan. Inset ceiling lights. Vinyl flooring.

Outside**Front Garden:**

An attractive frontage retained by wrought iron railings, path to front door. A variety of plants and shrubs.

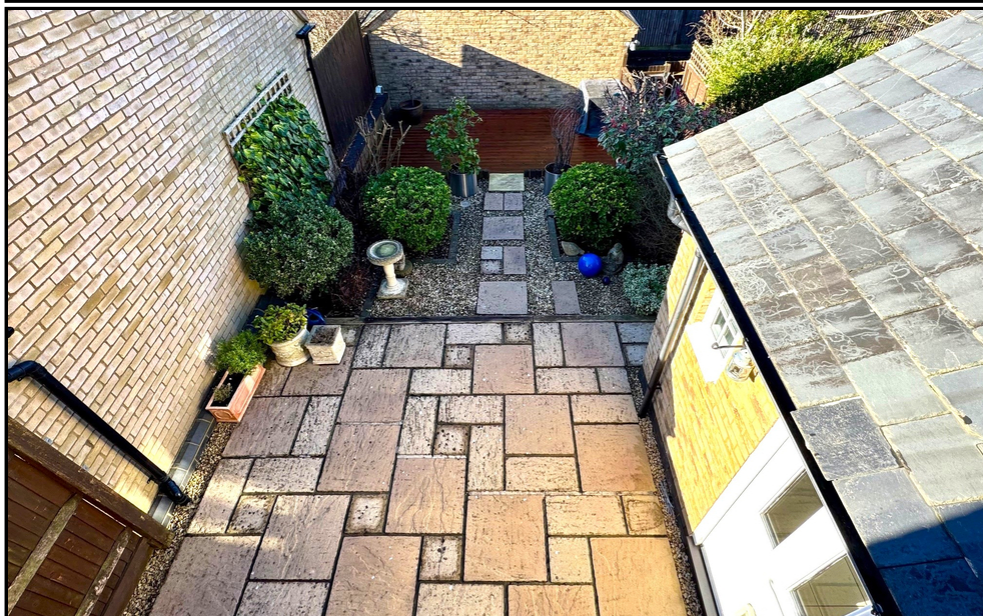
Rear Garden:

A private and beautifully landscaped rear garden. Paved patio area, decorative stones. A variety of plants and shrubs. Decked area. Gated access to side and rear.

Garage:

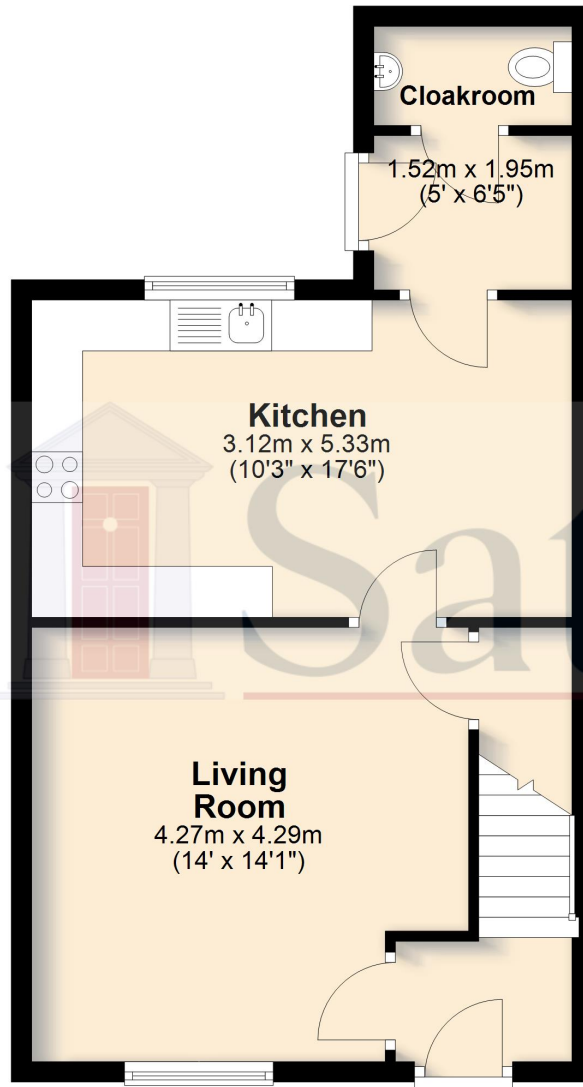
A brick built garage located in the courtyard to the rear. Up and over door, pitched roof, power and light. Parking in front of the garage for one car.



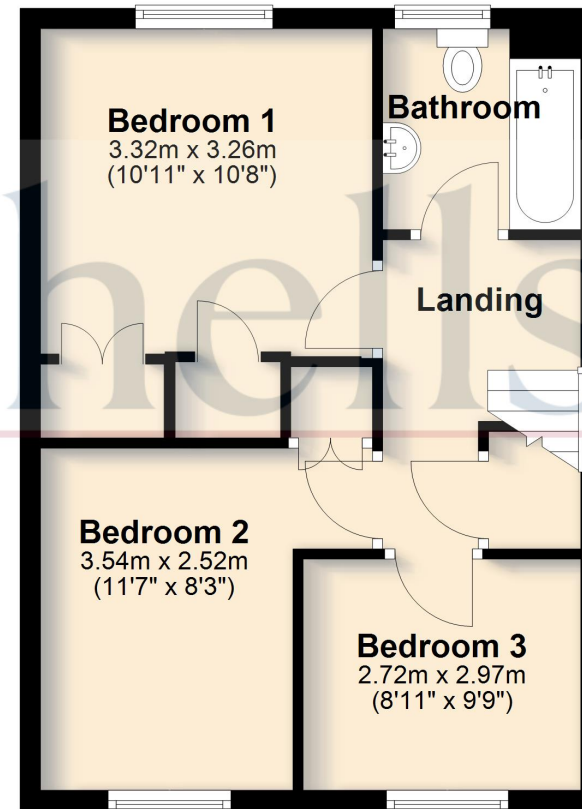


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.