



Alfred Row, Fairfield, Hitchin, Hertfordshire. SG5 4SD





3 Bedroom Semi-Detached House

Guide Price £445,000 Freehold

A beautifully presented semi-detached family home, that benefits from an extremely private rear garden, located on the popular Fairfield Gardens development.

Internally, the spacious accommodation comprises entrance hall, cloakroom, a large living room and fully fitted kitchen/dining room with integrated appliances to the ground floor. To the first floor are three generous bedrooms, the principal boasting an en-suite shower room, and the family bathroom. Externally is a good sized, private rear garden with patio area and walled rear boundary, an attractive front garden, oversized garage and a block paved driveway that provides additional off road parking for a further two cars. For further details and your appointment to view please contact Satchells Stotfold.

- Modern semi-detached family home
- Three generous bedrooms
- En-suite to principal bedroom
- Kitchen/dining room with integrated appliances
- Spacious living room
- Ground floor cloakroom
- Private rear garden
- Attractive front garden
- Oversized garage and driveway
- EPC rating B. Council tax band D

Ground Floor

Front Door:

Composite front door.

Entrance Hall:

Stairs to first floor with cupboard under. Radiator. Amtico flooring.

Kitchen/Dining Room:

Abt. 15' 6" x 10' 6" max (4.72m x 3.20m) A well appointed kitchen/dining comprising a good range of eye and base level units with ample worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Extractor fan. Double glazed window to front. Radiator. Amtico flooring.

Cloakroom:

A white suite comprising wash hand basin and low level wc with concealed cistern. Tiled splashback area. Extractor fan. Radiator. Amtico flooring.

Living Room:

Abt. 15' 6" x 11' 9" (4.72m x 3.58m) A good size living room with double glazed french doors leading out to the rear garden. Television point. Telephone point. Two radiators. Carpet as fitted.

First Floor

Landing:

Loft access. Large storage cupboard. Carpet as fitted.

Bedroom One:

Abt. 11' 2" x 10' 10" plus door recess (3.40m x 3.30m) Double glazed window to rear. Radiator. Large storage cupboard. Television point. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, wash hand basin and low level wc with concealed cistern. Shaver point. Half tiled walls. Heated towel rail. Extractor fan. Double glazed window to rear. Amtico flooring.

Bedroom Two:

Abt. 13' 1" x 6' 8" (3.99m x 2.03m) Double glazed window to front. A range of fitted wardrobes with sliding mirror doors. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 6" x 8' 7" (2.90m x 2.62m) Double glazed window to front. Radiator. Carpet as fitted.

Family Bathroom:

A white three piece suite comprising panelled bath with shower over and glass screen, wash hand basin and low level wc with concealed cistern. Shaver socket. Heated towel rail. Tiled splashback area. Extractor fan. Amtico flooring.

Outside

Front Garden:

An attractive front garden with an established lawn and mature shrubs and trees. Steps leading up to the front door with wrought iron railings. A block paved driveway for two cars leads to the garage.

Rear Garden:

An enclosed rear garden with a paved patio area leading to an established lawn. Feather board fencing to both sides and a high brick wall to the rear. Outside tap.

Garage:

Abt. 23' 2" x 10' 7" (7.06m x 3.23m) An attached oversized garage with up and over door. Pitched roof. Power and light. Personal door to rear garden.

Additional Information

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

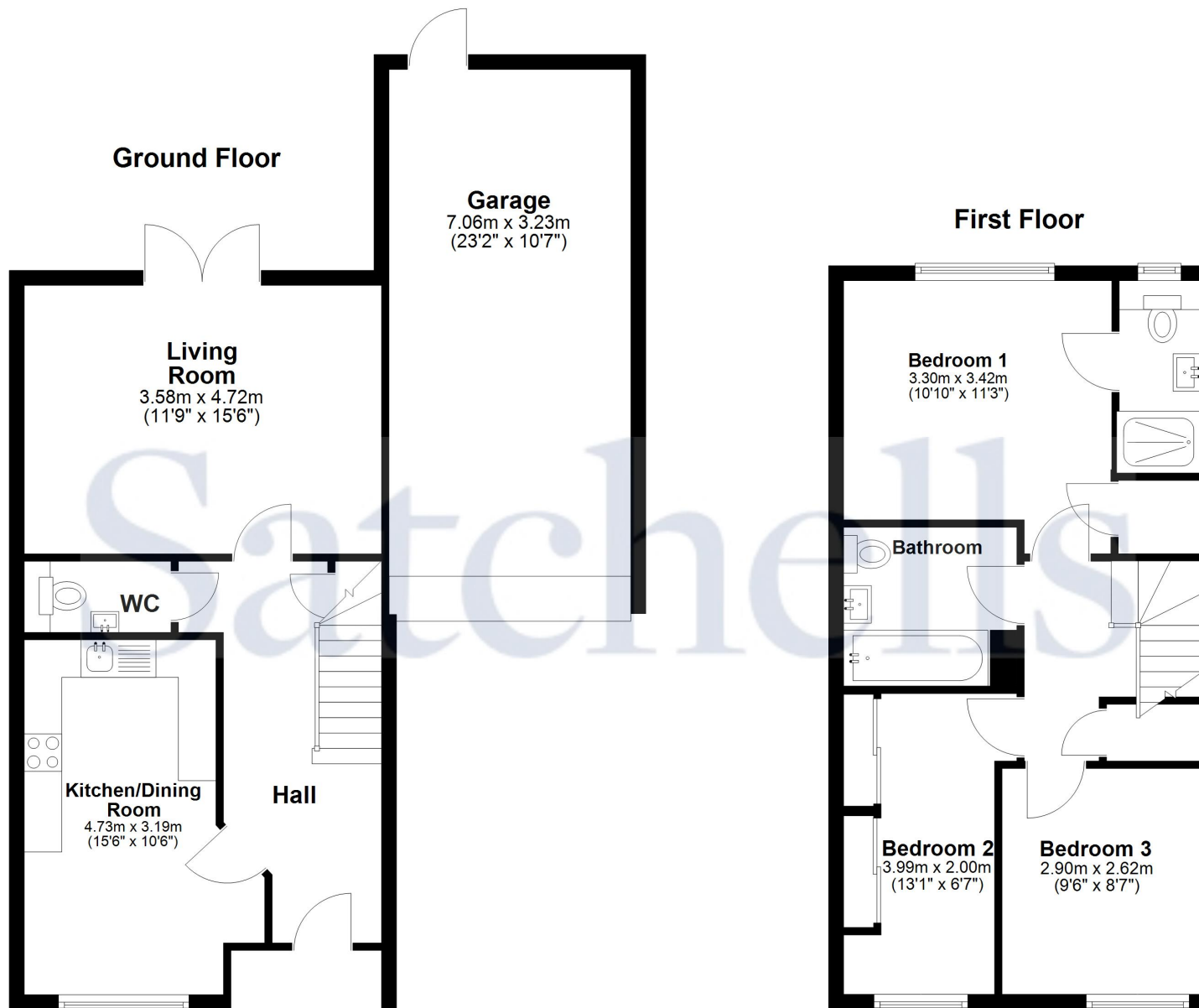
Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





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For illustrative 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.