



Helena Crescent, Fairfield, Hitchin, Hertfordshire. SG5 4SA

| Satchells



4 Bedroom Detached House

Guide Price £745,000 Freehold

A beautifully presented detached family home located on the popular Fairfield Gardens development. Inside you'll find a stylish and spacious four-bedroom home perfect for modern flexible living. The ground floor offers a welcoming entrance providing a storage cupboard, separate sitting room/study and further through you will find a bright kitchen/diner, a spacious living room with bi-folds to the rear garden, a games room leading through to the garage. Upstairs, a spacious landing with loft access, a storage cupboard, four bedrooms and a family bathroom and the master bedroom benefiting by having an en-suite. Step outside into a private, large garden that backs directly onto open countryside—perfect for quiet evenings, or entertaining. The outdoor space provides both paved areas and the remainder laid to lawn. To the front, a block-paved driveway and garage offers parking for three cars and storage, all set on a peaceful crescent within the sought-after Fairfield Gardens. Located nearby to local amenities including the railway station, A1(M), and schools all within easy reach. For further details and your appointment to view please contact Satchells Stotfold.

- Detached family residence
- Open plan kitchen/diner
- En-suite to principal bedroom
- Stunning views
- Garage conversion
- Light and airy sitting room
- Double glazing
- Parking for three cars
- Approximately 4 years left on the NHBC
- EPC rating B. Council tax band F

Entrance Hall:

Abt. 15' 4" x 4' 3" (4.67m x 1.30m) A welcoming entrance hall with stairs leading to the first floor. Storage cupboard. Radiator. Carpet as fitted.

Sitting Room/Study:

Abt. 10' 11" x 9' 0" (3.33m x 2.74m) A light and airy sitting room. Double glazed bay window to the front. Radiator. Carpet as fitted.

Cloakroom:

Abt. 5' 7" x 3' 5" (1.70m x 1.04m) A white suite comprising wash hand basin and low-level WC. Tiled splashback.

Living Room:

Abt. 12' 4" x 16' 0" (3.76m x 4.88m) Spacious living area. Bi-folds to the rear. Gas fireplace.

Radiator. Carpet as fitted.

Kitchen/Dining Room:

Abt. 28' 4" x 9' 9" (8.64m x 2.97m) A superb kitchen/dining room comprising a comprehensive range of eye and base level units with ample work surfaces. Built-in four ring gas hob, oven and extractor hood. Radiator. Amtico flooring. Double glazed window to the front. Side access to driveway.

Games Room:

Abt. 23' 0" x 13' 8" (7.01m x 4.17m) Two windows to the front. French doors leading to the rear garden. Radiator. Electric fireplace.

First Floor:**Landing:**

Large storage cupboard. Loft access. Carpet as fitted.

Bedroom One:

Abt. 15' 5" x 12' 7" (4.70m x 3.84m) Two double glazed windows to the rear. Built-in wardrobes with sliding mirror doors. Radiator. Access to en-suite Carpet as fitted.

En-Suite:

Abt. 8' 3" x 3' 11" (2.51m x 1.19m) A partially tiled en-suite comprising a shower cubicle with shower, wash hand basin and low-level WC with concealed cistern.

Bedroom Two:

Abt. 10' 2" x 12' 7" (3.10m x 3.84m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 8' 7" x 11' 2" (2.62m x 3.40m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 9' 7" x 8' 4" (2.92m x 2.54m) Double glazed window to front. Radiator. Carpet as fitted.

Family Bathroom:

Abt. 6' 11" x 7' 4" (2.11m x 2.24m) A white suite comprising panelled bath with shower over and glass screen, wash hand basin and low-level WC with a concealed cistern. Tiled walls.

Outside:

Front Garden:

An attractive frontage. Side access. A block paved driveway for three cars leads to the garage.

Rear Garden:

A paved patio area with the remainder laid to lawn. Steps to lower level of garden.

Additional Information:

Agents Note:

Total floor area: 1485.42 square feet.

Draft details yet to be approved by the vendor and maybe subject to change.

Anti-Money Laundering (AML):

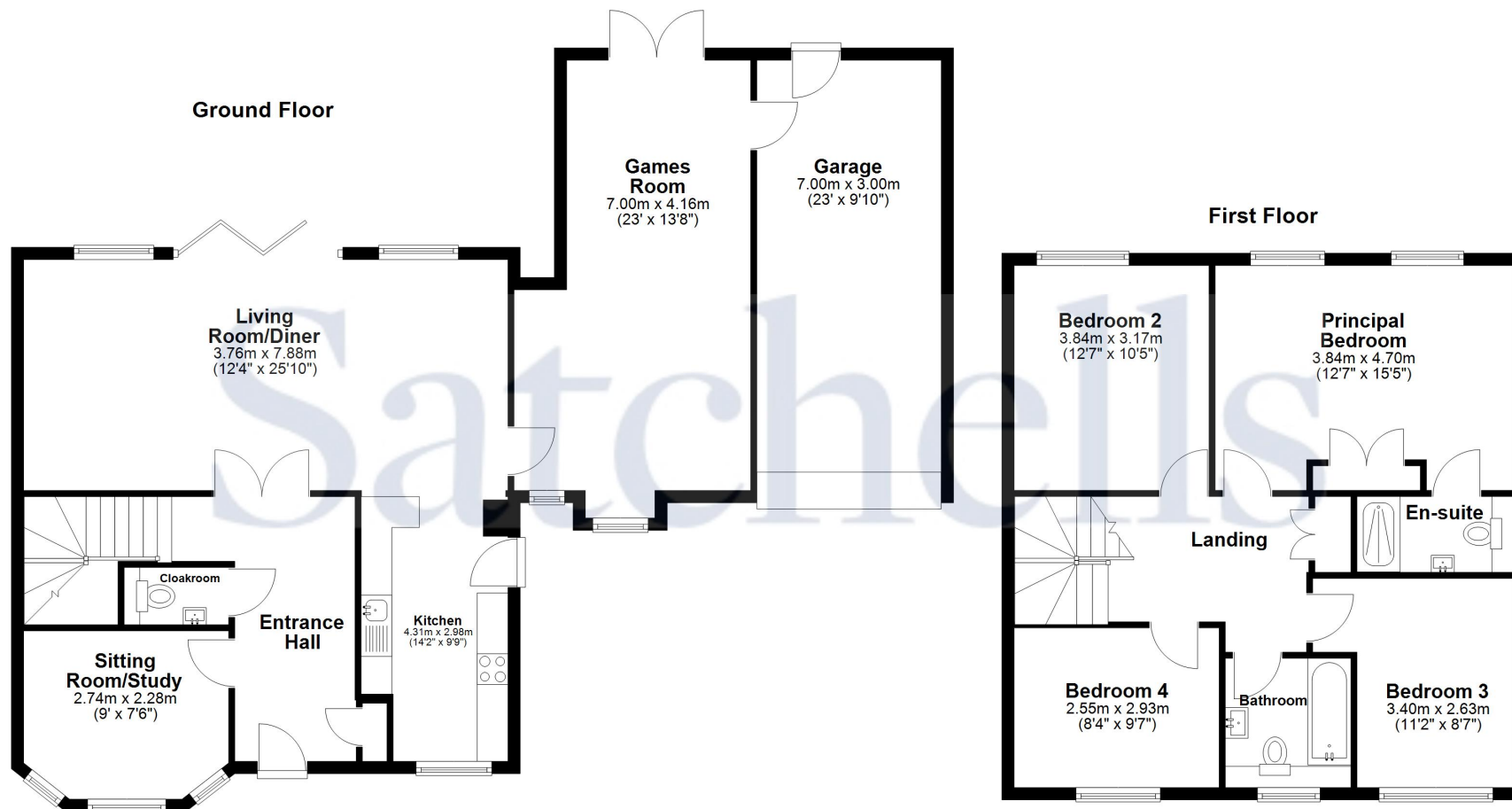
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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