



Brunel Walk, Fairfield, Hitchin, Hertfordshire, SG5 4GE

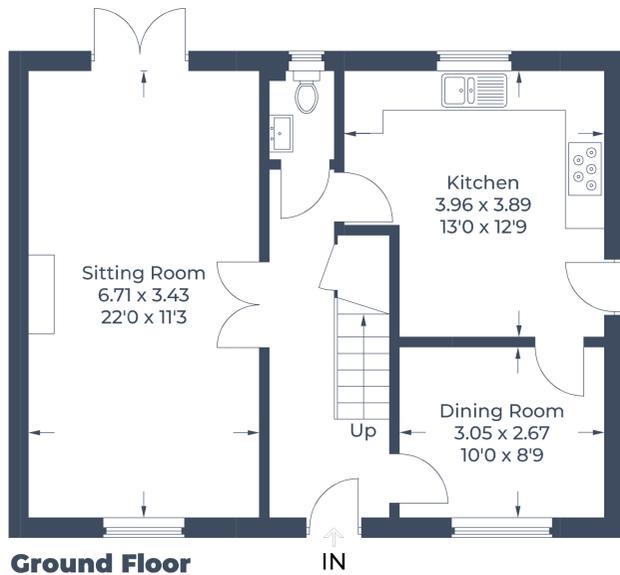
£545,000

Lane & Bennetts are delighted to present this immaculately presented, semi detached family home in a sought after street on the periphery of Fairfield Park. The property boasts a beautiful hallway with solid wood flooring and double doors leading to the wonderful dual aspect lounge with fabulous feature fireplace and French doors opening onto the garden. There is a spacious kitchen/breakfast room with electric Rangemaster, integrated dishwasher and washing/drying machine as well as space for a fridge freezer. The white ceramic one & half bowl sink is a contrast to the ample black granite work surfaces. The characterful dining room is a perfect entertaining space with panelled walls and sash window to front aspect. There is a convenient downstairs cloakroom as well as a large understairs utility storage cupboard with shelving and electricity. The first floor, with it's galleried landing, hosts a double bedroom with en suite shower room, three further bedrooms, one of which is currently used as a study, and the family bathroom with 'P' shaped bath and shower over. The three main bedrooms all have large, built-in wardrobes with floor to ceiling hanging and storage space. The loft space is accessed by a pull down ladder in the second bedroom, is partially boarded and has light. Subject to planning, this is perfect for conversion to create a large master bedroom with en suite.

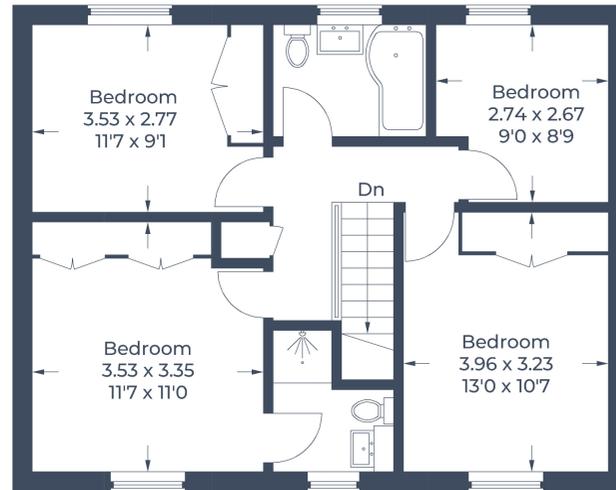


- SEMI-DETACHED FOUR BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE DUAL ASPECT LOUNGE
- SPACIOUS KITCHEN / DINER
- SEPARATE DINING ROOM
- DOWNSTAIRS CLOAKROOM & LARGE UNDERSTAIRS STORAGE
- LARGE LOFT - PERFECT FOR EXTENSION (STP)
- GARAGE, SHED & PARKING
- TIERED PATIO, LAWN AREA & SECURE SIDE ACCESS
- FREEHOLD | EPC: TBA | Council Tax Band: E

Approximate Gross Internal Area  
 Ground Floor = 60.7 sq m / 653 sq ft  
 First Floor = 60.2 sq m / 648 sq ft  
 Total = 120.9 sq m / 1,301 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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