



Charlotte Avenue, Fairfield, Hitchin, Hertfordshire. SG5 4HF





3 Bedroom Terraced House

Guide Price £535,000 Freehold

A superb extended three double bedroom bedroom family home with a stunning open plan kitchen/dining/family room that leads out to a private south facing rear garden, and is opposite an attractive open green area on the prestigious Fairfield Park development.

- Extended family home
- Three double bedrooms
- En-suite and dressing area to master
- Stunning kitchen/dining/family room
- Utility room
- Comfortable lounge
- South facing rear garden
- Parking with EV charger
- Garage
- Awaiting EPC. Council tax band E

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Coving to ceiling. Inset ceiling lights. Ceramic tiled flooring.

Cloakroom:

A white suite comprising low level wc and pedestal wash hand basin. Fully tiled walls. Radiator. Extractor fan. Inset ceiling lights. Ceramic tiled flooring.

Lounge:

Abt. 12' 2" x 10' 9" (3.71m x 3.28m) Double glazed sash window to front with fitted shutters. Television point. Radiator. Carpet as fitted.

Kitchen/Dining/Family Room:

Abt. 22' 10" x 19' 7" (6.96m x 5.97m) A stunning open plan kitchen/dining/family room with bi-fold doors leading out to the rear garden and roof lantern. The kitchen comprises a good range of eye and base level soft close units with ample Quartz work tops and an inset stainless steel sink unit. Integrated dishwasher. Space and plumbing for an American style fridge/freezer. Space for a Range cooker with extractor hood over. Two contemporary column radiators. Inset ceiling lights. Television point. Wood effect ceramic tiled flooring with underfloor heating.

Utility:

Abt. 11' 1" x 6' 2" (3.38m x 1.88m) Single drainer stainless steel sink unit with cupboard under. Plumbing for automatic washing machine. Wall mounted gas boiler. Radiator. Inset ceiling lights. Ceramic tiled flooring.

First Floor:**First Floor Landing:**

Stairs to second floor. Airing cupboard. Carpet as fitted.

Bedroom Two:

Abt. 19' 2" x 8' 11" max (5.82m x 2.67m) Twin aspect double glazed windows to rear with fitted shutters.. Two radiators. Fitted wardrobe and dressing unit. Luxury vinyl tile flooring.

Bedroom Three:

Abt. 16' 8" x 9' 3" max (5.11m x 2.77m) Twin aspect double glazed sash windows with fitted shutters. Fitted wardrobe. Radiator. Television point. Luxury vinyl tile flooring.

Family Bathroom:

A white suite comprising panelled bath with mixer tap, shower attachment and glass shower screen. Pedestal wash hand basin and low level wc. Heated towel rail. Shaver point. Fully tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring.

Second Floor:**Second Floor Landing:**

Door to master suite. Inset ceiling lights. Carpet as fitted.

Master Suite:

Overall size: Abt. 25' 7" x 17' 2" max (7.80m x 5.23m)

Bedroom:

Double glazed dormer window to front. Radiator. Loft access. Carpet as fitted.

Dressing Area:

Double glazed Velux window to rear. Fitted wardrobes Carpet as fitted.

En-Suite:

A large en-suite comprising a fully tiled double width shower cubicle with shower. Pedestal wash hand basin and low level wc. Shaver point. Radiator. Fully tiled walls. Double glazed Velux window to rear. Extractor fan. Tiled flooring.

Outside:**Front Garden:**

Enclosed with a brick wall and wrought iron railings. Path to front door. Decorative stone and shrub borders. Outside light.

Rear Garden:

A south facing rear garden with paved patio area. The remainder is laid to lawn. Outside lights. Gated side access leading to parking area and garage.

Parking:

Allocated parking space with 7.5kw EV charging point.

Garage:

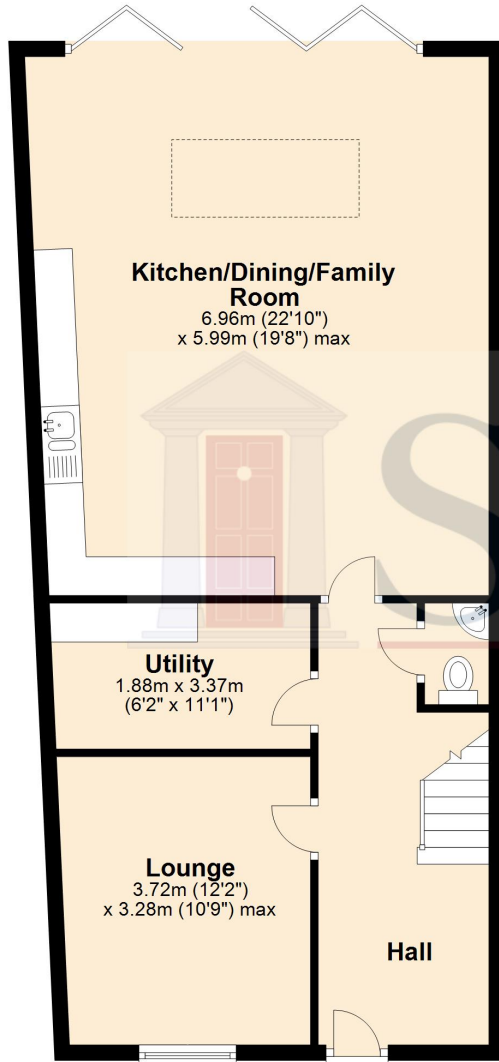
A single garage located under the coach house in the courtyard to the rear. Please note the garage is leasehold.



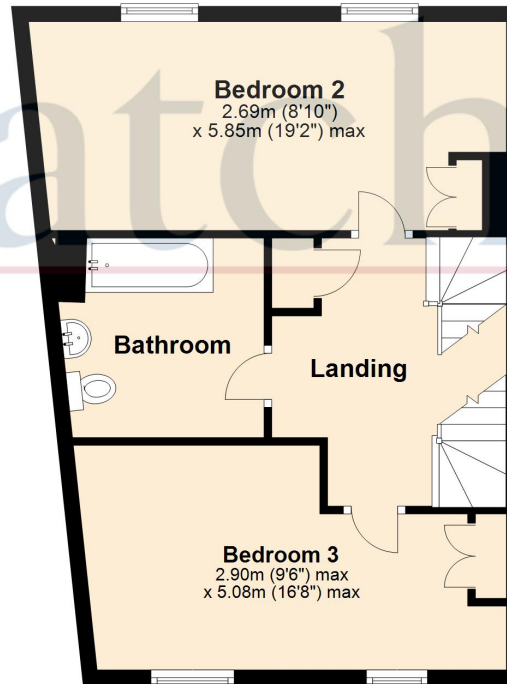


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

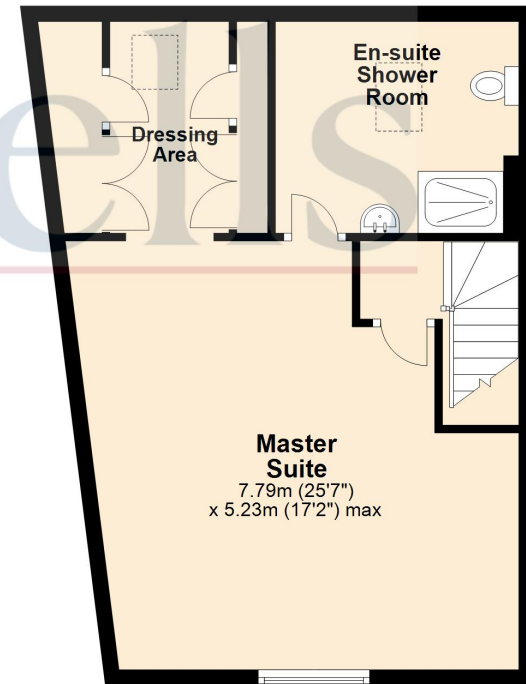
Ground Floor



First Floor



Second Floor



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.