



# Charlotte Avenue

Fairfield,  
Bedfordshire, SG5 4GQ

£400,000

country  
properties

\*\*\* SHORT UPWARD CHAIN IN PLACE \*\*\* Set in the popular Fairfield development with countryside walks on your doorstep. This well presented 3 bedroom home is offered in excellent condition and boasts garage and parking to rear.

- Spacious living/dining room
- Westerly aspect rear garden – perfect for those 'Alfresco' evenings
- Bannatyne's Health Club & Spa just a short walk away
- Short drive to A1(m) and easy access to Letchworth Garden City and Arlesey train stations
- Main bedroom with en-suite shower room
- Garage and driveway parking
- Set within 100's of acres of stunning parkland with countryside walks on your doorstep



## GROUND FLOOR

### Entrance

Composite front door opening into:

### Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Radiator. Hive heating control. Doors into living/dining room, kitchen & cloakroom.

### Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Heated towel rail.

### Living/Dining Room

22' 2" x 10' 7" (6.76m x 3.23m) Triple aspect with two double glazed windows to front and French doors opening onto the rear garden. Two radiators.

### Kitchen

11' 0" x 9' 0" (3.35m x 2.74m) A range of wall and base units with complementary wood effect work surfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted electric double oven. Inset 4 ring gas hob with extractor hood over. Space and plumbing for slimline dishwasher and washing machine. Space for upright fridge freezer. Wall cupboard housing gas boiler. Double glazed window to rear and half glazed door opening onto the rear garden.

## FIRST FLOOR

### Landing

Access to loft space with ladder. Airing cupboard housing hot water tank and shelving. Doors into all bedrooms and bathroom.



### Bedroom 1

13' 8" x 10' 6" (4.17m x 3.20m) Double glazed window to rear. Built-in double wardrobes. Radiator. Door into:

### En-Suite Shower Room

Suite comprising pedestal wash hand basin, shower cubicle and low level wc. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Shaver point. Extractor fan.

### Bedroom 2

10' 6" x 8' 5" (3.20m x 2.57m) Double glazed window to front. Radiator.

### Bedroom 3

9' 9" x 9' 0" (2.97m x 2.74m) Double glazed window to rear. Radiator.



## Bathroom

Suite comprising panel enclosed bath with shower attachment, wc and pedestal wash hand basin. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Extractor. Obscure double glazed window to front.

## OUTSIDE

### Front Garden

Low level brick wall with wrought iron railings, gated access with paved footpath to front door.

### Rear Garden

Private westerly aspect garden laid mainly to lawn with paved patio and mature shrubs borders. Garden shed. Cold water tap and external light. Paved footpath leading to rear gated access, garage & parking.

## Single Garage

17' 10" x 8' 1" (5.44m x 2.46m) Up & over door with eaves storage space. Parking for 1 vehicle to the front of garage.

## Agents Note

We understand from the seller that there is a service charge of £128.66 which is paid every 6 months. We advise any buyer to confirm this information with their legal representative prior to exchange.



## OTHER INFORMATION

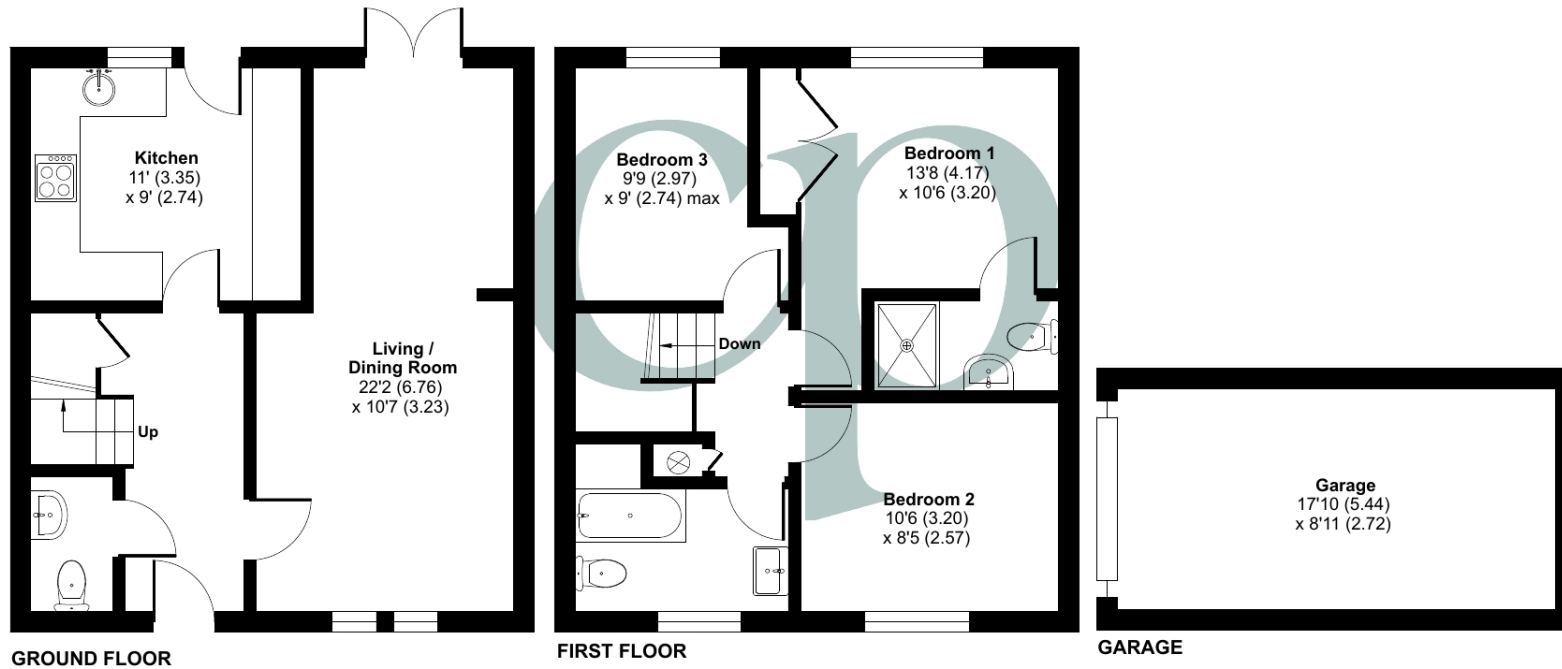
### Local Area

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to Kings Cross / St Pancras in less than 40 minutes. With an outstanding lower school, a Tesco convenience store, hairdressers, dry cleaners, garden centre and Bannatyne's gym and spa along with The Orchard restaurant, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.

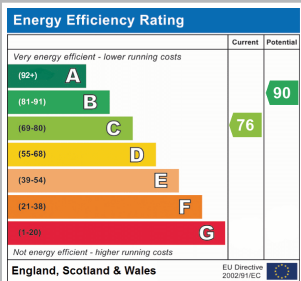




Approximate Area = 872 sq ft / 81 sq m  
 Outbuilding = 161 sq ft / 14.9 sq m  
 Total = 1033 sq ft / 95.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Country Properties. REF: 1140964



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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