



Edison Way, Fairfield, Hitchin, Hertfordshire. SG5 4BE

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## 3 Bedroom Semi-Detached House Guide Price £450,000 Freehold

A superbly presented three bedroom semi-detached property located on a peaceful no-through road on the prestigious Fairfield Park development.

This lovely home benefits from a garage with electrically operated door and tandem driveway to the side, whilst internally the light and airy accommodation comprises entrance hall, cloakroom, living room and fully fitted kitchen/dining room with integrated appliances and high gloss units to the ground floor. Upstairs are three good size bedrooms, the principal with en-suite shower room, and a family bathroom. To the rear is an attractive rear garden with pergola, patio area, established lawn and well stocked borders.

- Modern semi-detached home
- Three generous bedrooms
- En-suite to principal bedroom
- Light and airy living room
- Fully fitted kitchen/dining room
- Attractive rear garden
- Garage with electric door
- Tandem driveway to side
- Beautifully presented throughout
- EPC rating C. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor. Cloaks cupboard. Radiator. Coved ceiling. Solid wood flooring.

### **Cloakroom:**

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

### **Living Room:**

Abt. 15' 11" x 9' 2" (4.85m x 2.79m) A light and airy living room with double glazed sash window to front. Radiator. Television point. Coved ceiling. Solid wood flooring.

### **Kitchen/Dining Room:**

Abt. 16' 3" x 10' 3" (4.95m x 3.12m) A well appointed kitchen/dining room comprising a comprehensive range of eye and base level high gloss units with ample roll edge work tops. 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. Cupboard housing gas boiler. Tiled splashback area. Double glazed sash window to rear. Double glazed French doors to rear garden. Inset ceiling lights. Coved ceiling. Tiled flooring.

## **First Floor**

### **Landing:**

Access to a part boarded loft space via a retractable ladder. Airing cupboard. Carpet as fitted.

### **Bedroom One:**

Abt. 13' 9" max x 10' 8" (4.19m x 3.25m) Double glazed sash window to front. Built in double wardrobe. Radiator. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level wc. Heated towel rail. Shaver point. Part tiled walls. Double glazed sash window to front. Extractor fan. Inset ceiling lights. Tiled flooring.

### **Bedroom Two:**

Abt. 9' 6" x 9' 3" (2.90m x 2.82m) Double glazed sash window to rear. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 8' 11" x 6' 9" (2.72m x 2.06m) Double glazed sash window to rear. Radiator. Carpet as fitted.

### **Family Bathroom:**

A white suite comprising panelled bath with mixer tap, pedestal wash hand basin and low level wc. Heated towel rail. Shaver point. Part tiled walls. Double glazed sash window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

**Outside  
Front Garden:**

An attractive frontage with decorative slate, mature bush and stepped path leading to the front door.

**Rear Garden:**

An attractive rear garden. A paved patio with pergola and sun awning leads to an established lawn with well stocked shrub and plant borders. Gated side access. Outside light. Outside tap.

**Driveway:**

A tandem driveway to the side of the property leads to the garage and provides off road parking for two cars.

**Garage:**

A brick built garage with electrically operated up and over door. Pitched roof. Power and light. Personal door to rear garden.

**Additional Information:  
Estate Charge:**

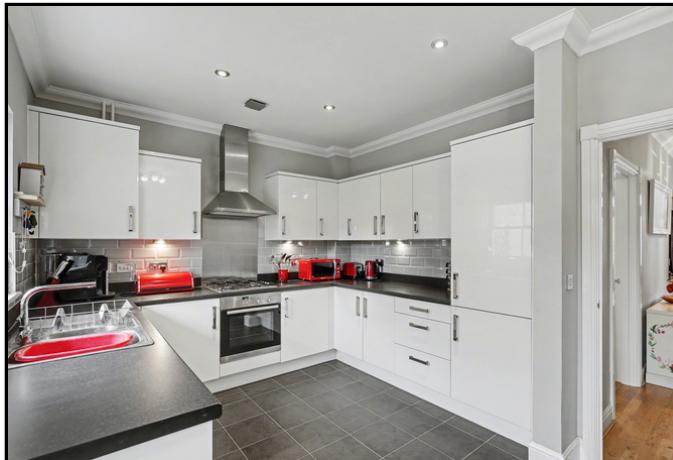
Please note the current estate charge for this property is £282.86 per annum

**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.

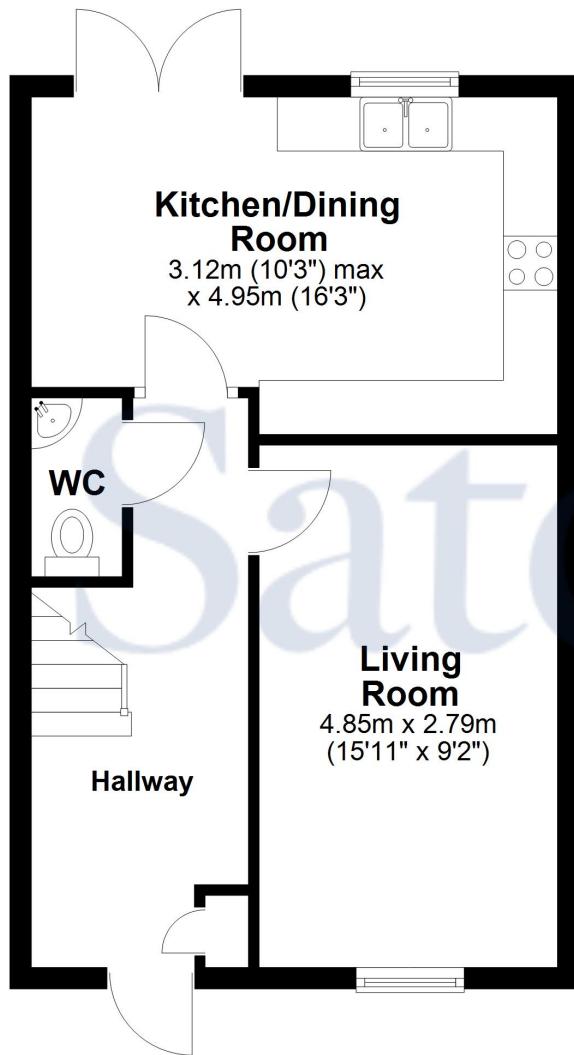




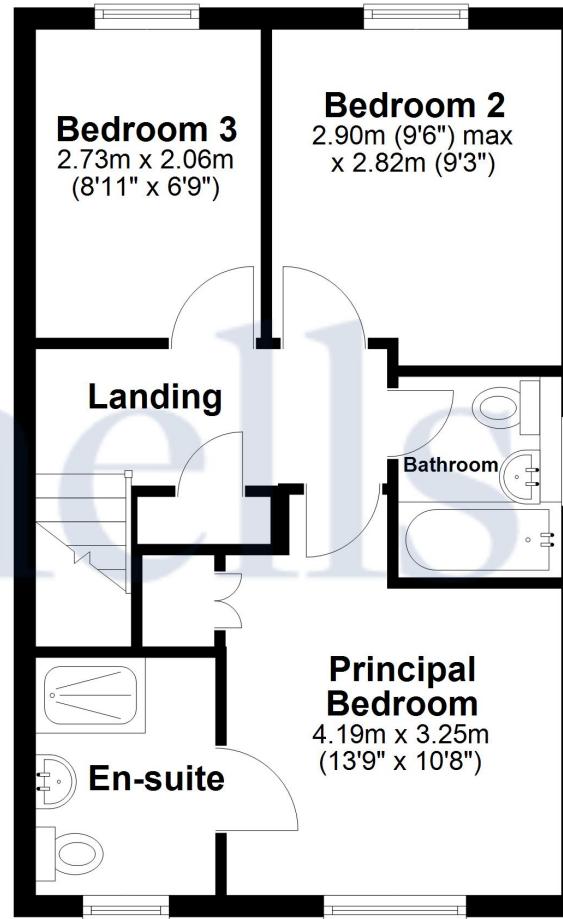
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## Ground Floor



## First Floor



For illustration 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.  
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