



Charlotte Avenue
Fairfield, Hitchin,
Bedfordshire, SG5 4GQ
£325,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 2 bedroom Coach House has been modernised by the current owners and is offered in immaculate condition throughout. Set off the road in a mews style development which compliments the imposing Victorian design of Fairfield Hall that has been tastefully converted to contemporary apartments. Fairfield Park consists of both modern and period properties in grounds of over 140 acres.

- Re-fitted stylish Kitchen with integrated appliances
- Well maintained grounds with countryside walks on your doorstep
- Low maintenance private rear garden laid to artificial lawn.
- Excellent commuter access to London and Cambridge via nearby Letchworth train station
- Re-fitted bathroom with underfloor heating
- Bannatyne's Health Club & Spa just a short walk away



GROUND FLOOR

Entrance

Stairs raising to first floor.

Rear Lobby

Under stairs storage cupboard with shelving. Door to rear garden.

FIRST FLOOR

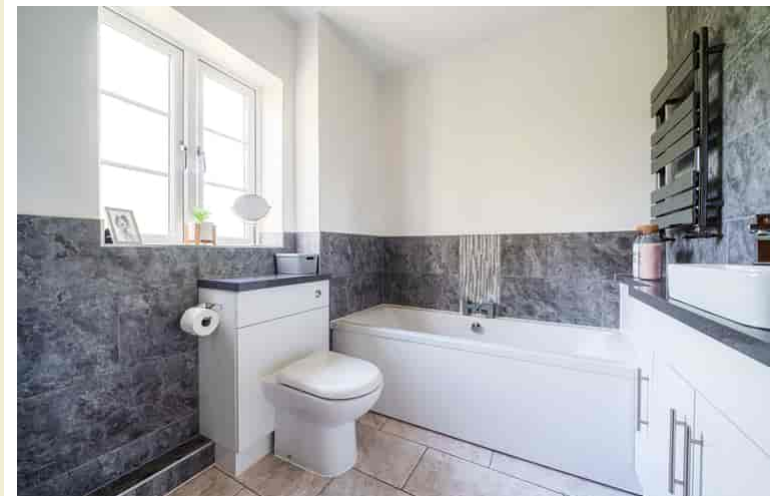
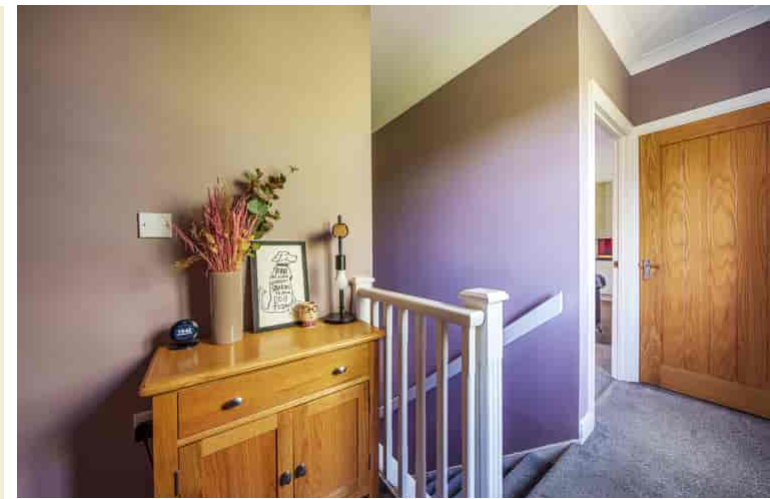
Landing

Double glazed window to rear. Radiator. Storage cupboard with shelving with space for tumble dryer. Large storage cupboard with shelving units and hanging rail. Doors to all rooms.

Kitchen / Dining / Living Room

5.82m x 5.64m (19' 1" x 18' 6")

Lounge area has two double glazed windows to front with fitted shutters. Two radiators. Kitchen area has double glazed window to rear. Karndean flooring. Range of wall and base units with worksurfaces over. Glass splashback. Inset sink and drainer unit with swan neck mixer tap over. Built in eye level electric oven. Gas hob with glass splashback and extractor hood over. Integrated washing machine, dish washer and fridge freezer.



Bedroom 1

3.99m (max) x 3.25m (max) (13' 1" x 10' 8")

Double glazed window to front with fitted shutters. Radiator. Wood effect flooring. Built in wardrobes. Access to partially boarded loft.

Bedroom 2

3.99m (max) x 3.33m (max) (13' 1" x 10' 11")

Double glazed window to front with fitted shutters. Radiator. Built in double wardrobe.



Bathroom

Four piece suite comprising panel enclosed bath, low level WC, shower cubicle and vanity wash hand basin. Tiled splashback. Ceramic tiled floor with under floor heating. Extractor fan. obscured double glazed window to rear. Shaver point.

OUTSIDE

Garage

5.89m (max) x 2.67m (max)
(19' 4" x 8' 9")

Up and over door. Power and light. Door on to rear lobby.

Water tap.

Rear Garden

Paved patio area. Laid to artificial lawn. Power points. Gated access to recreation park. Remote controlled lighting system.

AGENT NOTE

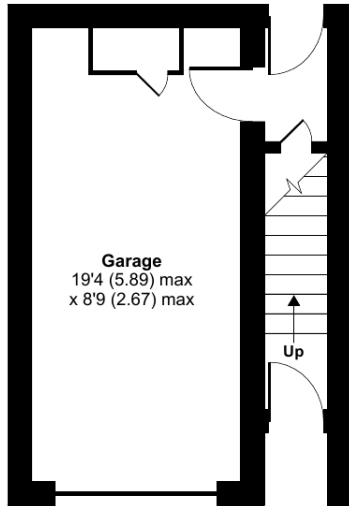
Maintenance Charge

£206 per annum

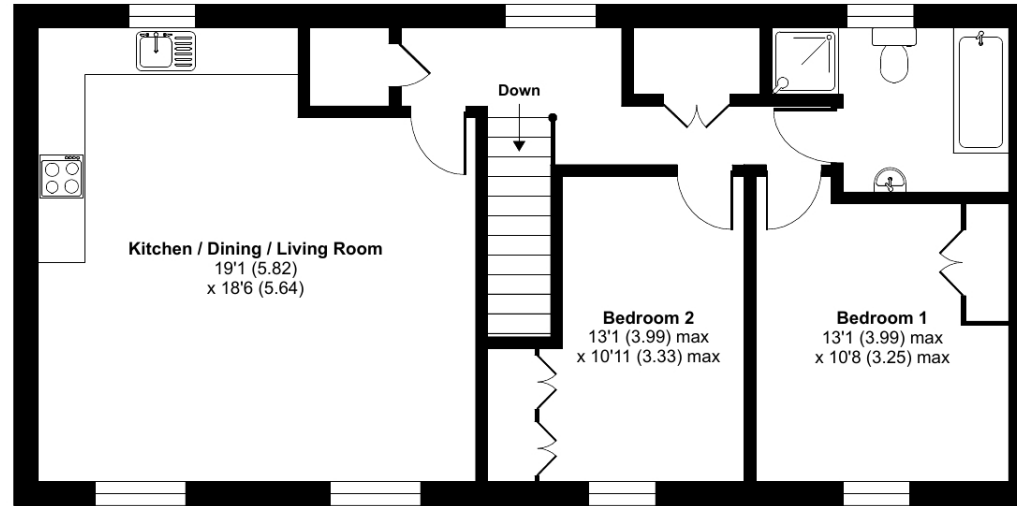




Approximate Area = 821 sq ft / 76.2 sq m
 Garage = 188 sq ft / 17.5 sq m
 Total = 1009 sq ft / 93.7 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 1041362



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stoffold@country-properties.co.uk

www.country-properties.co.uk

