



Fairfield Mews, Fairfield, Hitchin, Hertfordshire. SG5 4BU

Satchells



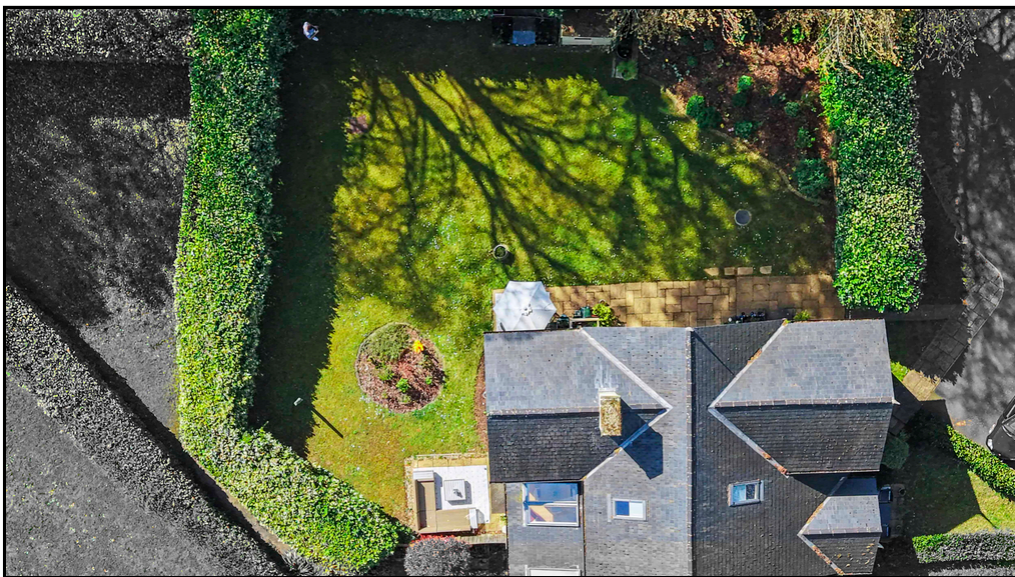
3 Bedroom Mews House

Guide Price £650,000 Leasehold

Situated in the desirable area of Fairfield, Hitchin, this Grade II Mews House is an attractive and well-presented property offering a perfect blend of modern living and peaceful surroundings. Nestled within a charming residential setting, this home benefits from a thoughtfully designed layout, ideal for both comfortable everyday living and entertaining.

The property enjoys a prime position within the development, providing a sense of privacy while still being conveniently located for access to local amenities, and transport links. With its appealing exterior, well-proportioned interiors, and inviting atmosphere. Combining style, convenience, and a sought-after location, this property is a wonderful place to call home.

- Grade II listed building
- Large enclosed garden
- Spacious living space
- Three double bedrooms
- Fitted kitchen with integrated appliances
- Landscaped communal grounds
- 990 years remaining
- Ground Rent: £150 per year
- Service Charge: £70 per month
- EPC rating C. Council tax band D



Ground Floor**Entrance Hall:**

A welcoming entrance hall with stairs to the first floor. Radiator.

Living Room:

Abt. 12' 1" x 18' 11" (3.68m x 5.77m) A large airy living room with doors to the dining room, access to garden. Storage cupboard. Television point. Two radiators. Carpet as fitted. Open plan to kitchen.

Kitchen:

Abt. 9' 7" x 11' 10" (2.92m x 3.61m) A well-appointed kitchen comprising a good range of eye and base level units with ample work surfaces Inset stainless steel sink unit. Built-in induction hob, oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Tiled splash back area. Tiled flooring. Windows to rear and side.

Dining Room:

Abt. 10' 4" x 9' 2" (3.15m x 2.79m) A bright dining room with part vaulted ceiling and double glazed Velux windows French doors to the garden. Radiator. Vinyl flooring.

Bathroom:

A white suite comprising pedestal wash hand basin and low level WC. Panelled bath. Half tiled walls. Heated Towel rail. Extractor fan. Tiled flooring.

Bedroom Three:

Abt. 11' 6" x 9' 6" (3.51m x 2.90m) French doors to the front of the property. Radiator. Vinyl flooring.

First Floor**Bedroom One:**

Double glazed Velux windows. Fitted wardrobes. Radiator. Vinyl flooring.

Ensuite:

A white suite comprising a large walk-in shower, glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

Bedroom Three:

Abt. 9' 4" x 11' 7" (2.84m x 3.53m) Double glazed windows to front and side. Radiator. Vinyl flooring.

Outside**Parking:**

Two allocated parking spaces adjacent to the property.

Communal Grounds:

Fairfield Hall is set within beautifully landscaped grounds with gravelled walkways, trees and parkland.

Front Garden:

Path to front door. A private with grass laid to lawn provides an additional seating area, and a gate leads through to the rear garden.

Rear Garden:

A secluded rear garden that wraps around to the side of the property with gated access to the front. Paved patio area leads to an established lawn, the garden also boasts from a covered outdoor seating area. Outside tap.

Additional Information**Agents Note:**

Draft particulars yet to be approved by 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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: TBC

Mobile/Phone: Ok -3- - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Leasehold

Council Tax Band: D

Council tax payable: TBC

Length of lease: 990

Ground Rent details: £150 per year

Service charge Details: £70 per month

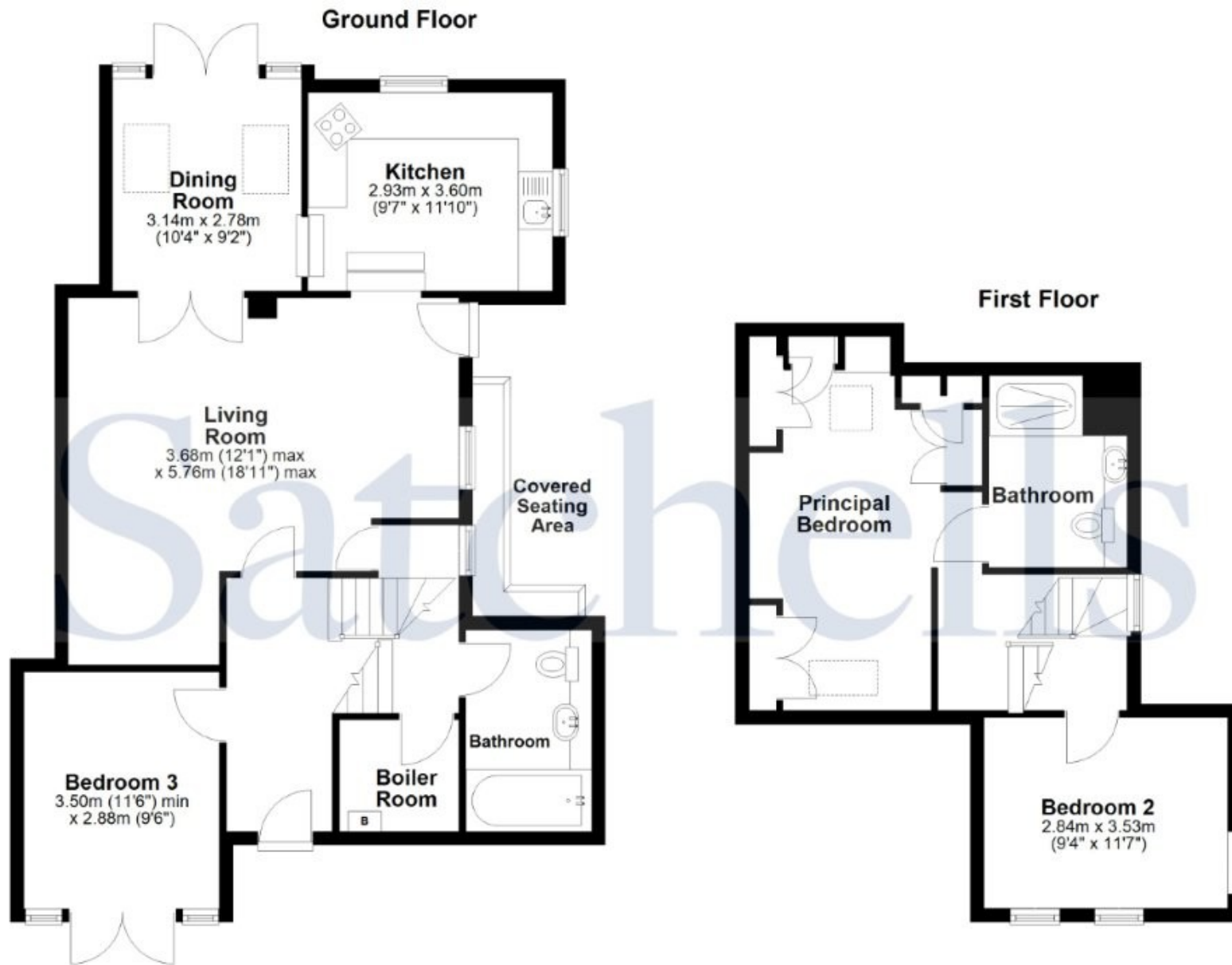
For further material information please contact the office marketing this property.





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For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.