



4 Faraday Gardens, Fairfield, Hitchin, SG5 4FW
Guide price £355,000



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An attractive three bedroom end terrace house with a garage situated on the desirable south western side of this popular development, close to open countryside.

Fairfield Park is an imaginative development in the grounds of the former Fairfield Hospital - a magnificent 19th Century Grade II listed landmark building on the Hertfordshire/Bedfordshire border.

Fairfield Park has a lower school, health club, spa and Tesco Express store. This highly popular development is conveniently situated close to the A507, which links to junction 10 of the A1(M). Stotfold, Letchworth and Hitchin are easily accessible by car or bus, and for commuter, Letchworth station is just a couple of miles away providing regular rail services to London Kings Cross.

GROUND FLOOR

ENTRANCE HALL

Front door. Radiator. Laminate floor. Staircase to first floor with storage area under.



CLOAKROOM

Suite comprising low level wc and pedestal wash hand basin with tiled splashbacks. Radiator. Tiled floor. Extractor fan.

SITTING ROOM 16'2" x 10'10" (4.93m x 3.30m)

Double glazed window and casement doors to rear garden. Radiator. Laminate floor.

KITCHEN/DINER 14'6" x 9'2" (4.42m x 2.79m)

Plus depth of double glazed bay window to side. Further double glazed window to front. Fitted with a comprehensive range of wall and base units with extensive composite quartz work surfaces and tiled splashbacks. Work surface lighting. One and a half bowl stainless steel sink with mixer tap. Inset five ring gas hob with stainless steel extractor canopy over. 'Stoves' oven and grill below. Space for washing machine, dishwasher and fridge/freezer. Tiled floor. Radiator. Space for dining table and chairs.

FIRST FLOOR

LANDING

Airing cupboard housing wall mounted Worcester combination gas fired boiler.

BEDROOM ONE 10'10" x 8'4" (3.30m x 2.54m)

Plus door recess. Double glazed window to front. Radiator. Fitted double wardrobe. Door to:

EN-SUITE SHOWER ROOM

Suite comprising low level wc, pedestal wash hand basin and shower cubicle with Mira electric shower. Half tiled walls and splash areas. Radiator. Tiled floor. Shaver point. Extractor fan.

BEDROOM TWO 8'10" x 8'8" (2.69m x 2.64m)

Plus door recess. Double glazed window to rear. Radiator. Fitted double wardrobe.

BEDROOM THREE 8'1" x 7' (2.46m x 2.13m)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed window to side. Suite comprising low level wc, pedestal wash hand basin and panel bath with Mira electric



shower over. Half tiled walls and splash areas. Radiator. Tiled floor. Shaver point. Extractor fan.

OUTSIDE

FRONT GARDEN

Brick boundary wall with established shrubs. Wrought iron gates. Further shrub border. Electrically operated gates lead to:

SINGLE GARAGE & PARKING

Situated in a separate block to the rear within a courtyard parking area. Up and over door. Driveway parking for two vehicles.

REAR GARDEN

Mostly paved with well stocked shrub borders. External light and tap. Walled and fenced boundary with access gate leading to the rear courtyard.

TENURE Freehold

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

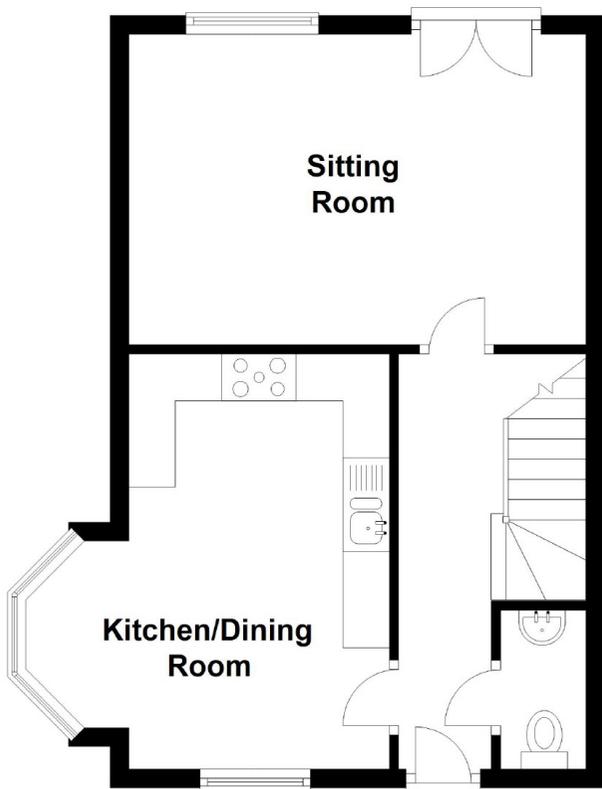
VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

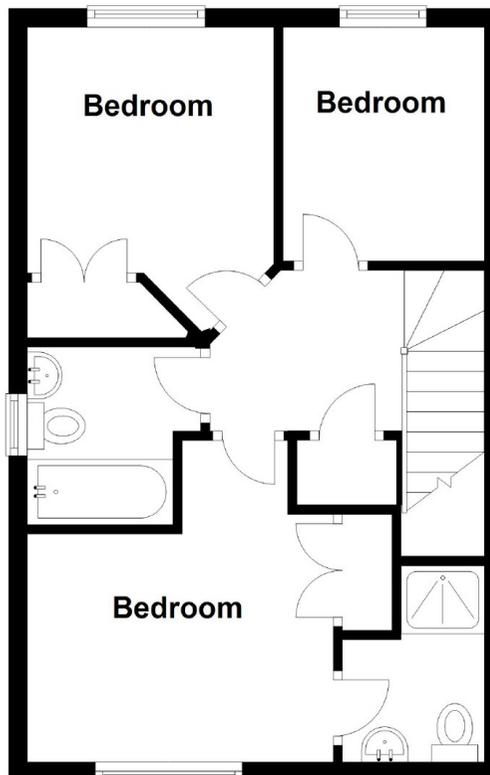
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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