





House - Semi-Detached (EPC Rating: B)

54 BEATRICE PLACE, FAIRFIELD, HITCHIN, HERTS, SG5 4RZ

Guide Price

£570,000

First Step

4 2 1 B

4 Bedroom House - Semi-Detached located in Hitchin

1585 sq ft... 4 DOUBLE bedrooms... WALK-IN WARDROBE & EN-SUITE... Entertaining Kitchen/Diner with BAY WINDOW.... Excellent STORAGE... Garage & driveway parking for 2 CARS... Tiered garden with several ENTERTAINING AREAS...

INTERNAL

Ground Floor

Entrance Hallway
Door to front aspect. Under stairs cupboard housing the fuse box, further full height storage cupboard. Staircase to 1st floor. Amtico flooring. Doors leading to:

Kitchen/Diner
18'9"x 11'5"
Bay window to front aspect fitted with wooden shutters. A range of white wall and base units with complementary work surface and up stand. Integrated fridge/freezer, dishwasher, double oven, 4 ring gas hob and extractor hood, space and plumbing for under counter washing machine. One and a half bowl sink, under plinth lighting, continuation of Amtico flooring.

Lounge
16'5" x 13'3"
Window to rear aspect fitted with wooden shutters plus French doors to rear aspect. Engineered oak flooring.

Cloakroom
White suite comprising: concealed push button wc, wall mounted wash hand basin with tiled splash-back. Continuation of Amtico flooring.

First Floor

Landing 1
Full height storage cupboard, stair case to 2nd floor. Carpet. Doors leading to:

Bedroom 2
16'2" x 11'1"
Two windows to rear aspect. Carpet.

Bedroom 3
13'1" x 8'5"
Bay window to front aspect fitted with wooden shutters. Vinyl flooring.

Bedroom 4
10'7" x 7'4"
Window to front aspect fitted with wooden shutters. Vinyl flooring.

Bathroom
Window to side aspect. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, concealed push button wc, wall mounted wash hand basin. Heated towel rail, shaver point, wall mounted mirror, ceramic tiled flooring.

Second Floor

Landing 2
Full height cupboard housing the boiler. Further storage cupboard. Loft access. Carpet. Door leading to:

Bedroom 1
19'0" x 11'6"
Dual aspect windows to front and side fitted with wooden shutters. 2 sliding door mirrored wardrobe fitted with rail. Carpet. Door leading to:

En-Suite
White suite comprising: concealed push button wc, wall mounted wash hand basin, large fully tiled shower with glass door. Heated towel rail, shaver point, ceramic tiled flooring.

EXTERNAL

Front Garden
Iron railings to front aspect. Small garden area with apple tree and established shrubs, paved pathway to front door with storm porch. External light.

Rear Garden
Fence perimeter. Entertaining patio area leading to decking and lawn plus border with established plants, shrubs and trees. Bespoke wooden steps leading down to further decking area. Personnel door into garage. External light, tap, power and water butt.

Garage/Parking
23'0" x 10'7"
Single garage fitted with up and over door, light. power and eave storage & personnel door to garden. Block paved parking with car port and spaces for 2 cars.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating: B
Council Tax: Band E

Mains Utilities
Traditional brick and block construction
Service charge £350 per year

Local Area
This property is located in Fairfield Gardens close to the countryside, it is situated within a 5 minute walk to Fairfield Park with 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland.



There are two lower schools, Fairfield Park, Ruskin Drive & Fairfield Park, Dickens Blvd along with nearby middle and upper schools of Etonbury Academy, Pix Brook and the renowned Samuel Whitbread Academy.

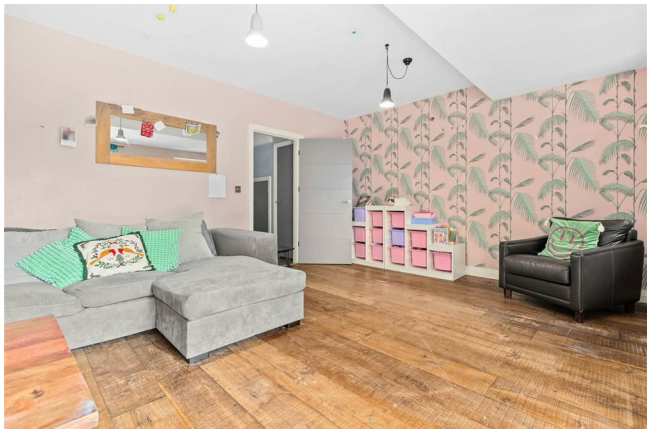
There is a regular bus service to Letchworth & Hitchin plus easy access to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

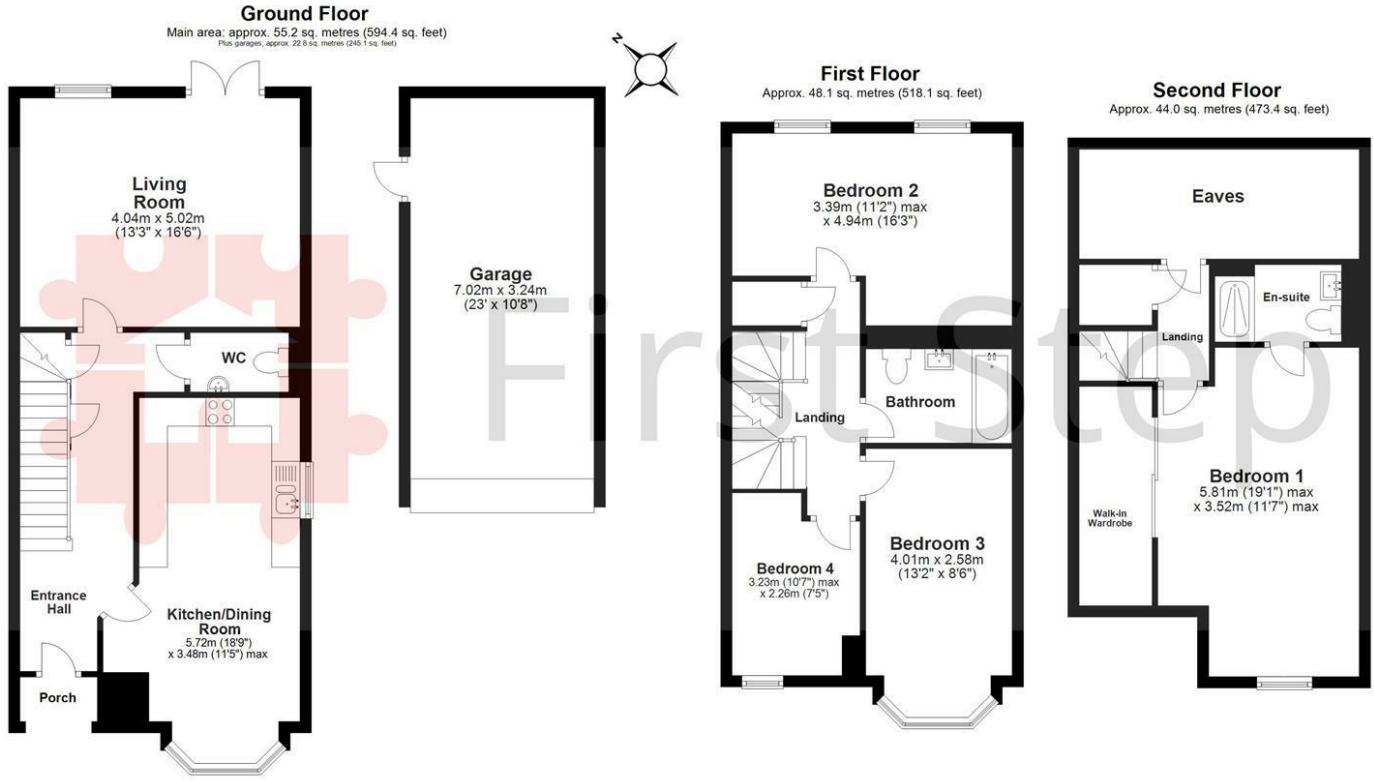
On the nearby Fairfield Park there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.







Main area: Approx. 147.3 sq. metres (1585.9 sq. feet)

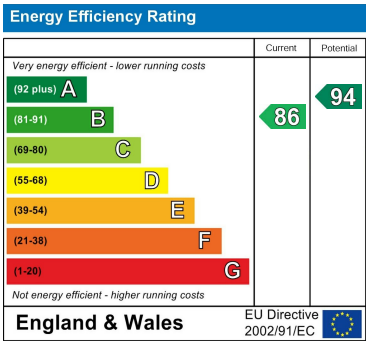
Plus garages, approx. 22.8 sq. metres (245.1 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

First Step