

LEASEHOLD



Maisonette (EPC Rating: C)

**29 DICKENS BOULEVARD, FAIRFIELD,
HITCHIN, HERTS, SG5 4FD**

Price Guide

£325,000



First Step



2



1



1



C

2 Bedroom Maisonette located in Hitchin

First floor maisonette... 2 DOUBLE bedrooms.... SUPERSIZED LOUNGE.... Separate "WORKING FROM HOME" area... ENTERTAINING Kitchen/Breakfast Room... Allocated parking space... IMMACULATE condition throughout...

INTERNAL

GROUND FLOOR

Entrance Hallway

Wooden half privacy front door from front aspect. Ceramic flooring to entrance and carpeted stairs to first floor. Wall mounted consumer unit.

FIRST FLOOR

Reception Landing

Luxury vinyl tile flooring. Doors leading to:

Kitchen/Breakfast Room

15'8" x 8'0"

Window to front aspect. A Range of cream shaker style base & wall units fitted with complementary square edge work surfaces & upstand. Stainless steel one and a half bowl sink with drainer. Integrated oven with 4 ring gas hob and extractor. Space for freestanding upright fridge freezer and washing machine. Integrated dishwasher. Tall larder cupboard housing Glow Worm boiler (service by British Gas June 2026) Under plinth lighting, ceramic tiled flooring.

Lounge/Diner

15'8" x 15'2"

Three windows to front aspect. Luxury vinyl tile flooring. Door leading to:

Landing

Laminate flooring, decorative radiator cover. Loft access: Partially boarded with ladder. Doors leading to:

Bedroom 1

15'8" x 9'7"

Window to side aspect. Built in double wardrobe, fitted with shelf & rail. Carpet, half panelled wall, recess area suitable for large wardrobe. radiator cover.

Bedroom 2

15'8" x 9'7"

Window to side aspect. Carpet.

Bathroom

Privacy window to side aspect. White suite comprising: low level push button wc, pedestal wash hand basin, tiled panelled bath with wall mounted shower and glass screen. Ceramic tiled flooring, half tiled walls, shaver point.

EXTERNAL

Front Access

Iron railings to perimeter with decorative stones and established shrub border. Paved pathway with steps up to front door, storm canopy, outside light.

Parking

1 allocated off road parking space

ADDITIONAL PROPERTY INFORMATION

Leasehold

106 years remaining

EPC: Rating C

Council tax Band: C

Service Charge: £226.50 per annum

Mains Utilities

Traditional brick and block construction

1 allocated parking space in communal car park

Local Area

The property is situated within 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. The small parish of Fairfield offers fantastic walks around both the fishing Green Lagoon and sailing Blue lagoon, as well as the established beautiful parkland.



There is a lower school on the park along with many excellent nearby schools of Pix Brook Academy, Etonbury Academy and the renowned Samuel Whitbread Academy.

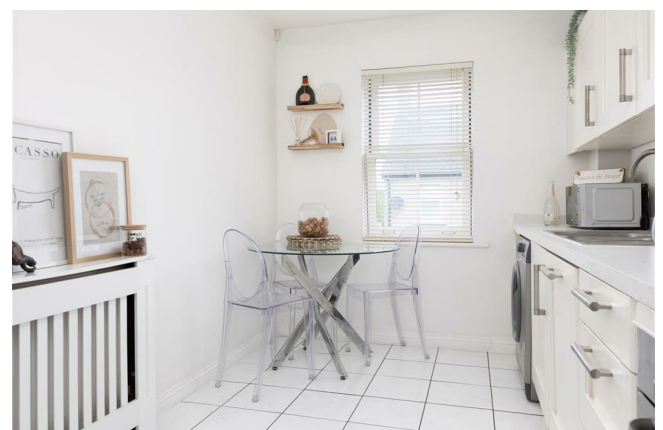
On the park itself there is a Tesco convenience store, Bannatyne Gym and Day Spa, Eden Hair & Beauty Salon along with Fairfield Park Cricket Club, Bowls Club & Community Hall offering meeting facilities, a range of classes or perfect for hiring for private events. There are many secure play parks for children of all ages along with speed restricted tree lined roads for family safety.

Fairfield Park is centrally located 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 & St Pancras via Letchworth and Arlesey are circa 30-40mins

Agents Notes

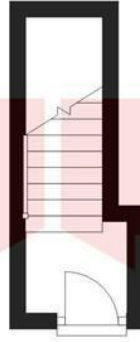
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



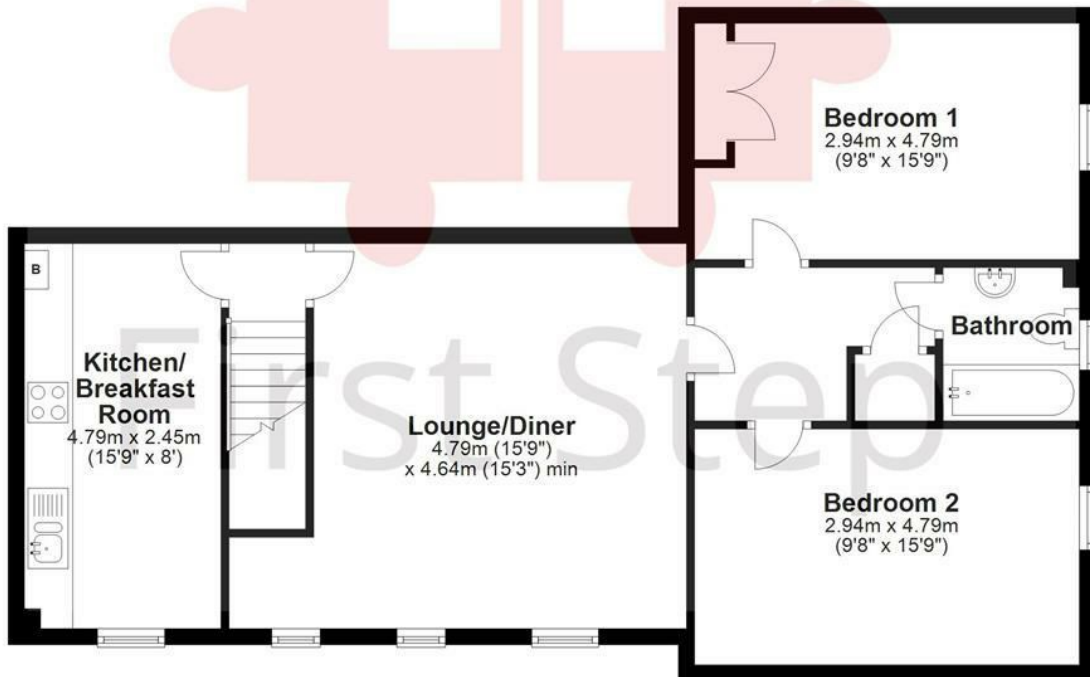
Ground Floor

Approx. 3.9 sq. metres (41.5 sq. feet)



First Floor

Approx. 78.2 sq. metres (841.8 sq. feet)

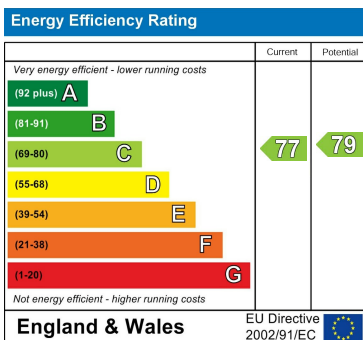


Total area: approx. 82.1 sq. metres (883.4 sq. feet)

Council Tax Band

C

Energy Performance Graph



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First Step