

STEPHENS

ESTATE AGENTS

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27 FARADAY GARDENS, FAIRFIELD PARK, STOTFOLD, HITCHIN, HERTFORDSHIRE, SG5 4FW

In our opinion... "Built by 'Charles Church', this family home is in fabulous condition throughout and offers four good sized bedrooms with en suite to master"

Accommodation: Entrance hall, 22ft lounge, a good sized kitchen/breakfast room, separate dining room, ground floor cloakroom, four bedrooms with en suite to master and family bathroom. Outside offers a single garage with driveway parking for two vehicles and a west facing rear garden.

Location: Fairfield Park is a highly sought after development of properties in a semi rural location with the benefits of a lower school, 'Bannatynes' health club, various childrens play areas and shops.

PRICE: £315,000

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The property in further detail comprises: -

ENTRANCE HALL

Radiator, stairs to first floor with cupboard under.

CLOAKROOM

Fitted with a low level WC, pedestal wash hand basin, radiator, extractor fan and complementary tiling.



LOUNGE 22'4 x 11'3 (6.81m x 3.43m)

Double glazed sash windows to front and side aspects, two radiators, telephone & television points.



KITCHEN/BREAKFAST 12'10 x 13'8 (3.91m x 4.17m) Maximum

Fitted with a range of eye and base level cupboard and drawer units with roll edged work surfaces over, 1½ bowl stainless steel sink unit with drainer, built in oven, hob and extractor hood, built in dishwasher, built in washing machine, double glazed sash window to side aspect, double glazed door to side aspect, ceramic tiled floor, part tiled walls, radiator.

DINING ROOM 10'3 x 8'4 (3.12m x 2.54m)

Double glazed sash window to front aspect, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard, radiator, access to loft.



BEDROOM ONE 11'6 x 11'0 (3.50m x 3.35m)

Double glazed sash window to front aspect, radiator, fitted wardrobes, radiator.

En Suite

Fitted with a suite comprising of a shower cubicle with power shower, pedestal wash hand basin, low level WC, opaque double glazed window to front aspect, part tiled walls, extractor fan, radiator.

BEDROOM TWO 11'6 x 9'2 (3.50m x 2.79m)

Including fitted wardrobes, maximum

Built in wardrobes, radiator, double glazed sash window to front aspect.

BEDROOM THREE 13'3 x 10'6 (4.04m x 3.20m) Including fitted wardrobes, maximum

Built in wardrobes, radiator, double glazed sash window to front aspect.

BEDROOM FOUR 9'0 x 8'9 (2.74m x 2.67m) 'L' shaped, maximum

Radiator, double glazed window to rear aspect.

BATHROOM

Fitted with a suite comprising of a low level WC, pedestal wash hand basin, panelled bath with mixer taps and shower over, heated towel rail, part tiled walls.

OUTSIDE

GARAGE & PARKING

A single garage with up and over door, eaves storage, light and power, with further gravelled driveway parking in front for two vehicles.

Enclosed by electric gates.



GARDEN

To the side of the property is an enclosed, west facing garden laid mainly to lawn with a patio area, leading to the garage and parking.

Energy Performance Certificate

An energy performance certificate has been ordered for this property.

AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.