

STEPHENS

ESTATE AGENTS

57 High Street, Stotfold, Hitchin, Hertfordshire, SG5 4LD
Tel: (01462) 732121 Fax: (01462) 834033

www.stephensestateagents.com or www.rightmove.co.uk or
www.zoopla.co.uk
email: stephenssales@btconnect.com



18 BRONTE AVENUE, FAIRFIELD PARK, STOTFOLD, HITCHIN, HERTFORDSHIRE, SG5 4FB

In our opinion... "A well presented 'Twigden' home on a sought after development with a generous size garden."

Accommodation: Entrance hall, cloakroom, lounge, large open plan dining area, fitted kitchen, two double bedrooms with en-suite to master, family bathroom, generous rear garden and single garage en-bloc.

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 children's play areas and shops.

PRICE: £249,995

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The property in further detail comprises: -

ENTRANCE HALL

Double glazed window to front aspect, under stairs storage cupboard, radiator.

CLOAKROOM

Low level WC, pedestal wash hand basin, ceramic tiled flooring and walls, extractor fan, radiator.



LOUNGE 16'9 x 11'2 (5.10m x 3.40m)

Double glazed sash windows to front and rear aspect, feature fireplace, two radiators, television point, telephone point.

DINING AREA 15'0 x 10'2 (4.57m x 3.10m)

Maximum

Variety of double glazed windows to side and rear aspects, doors to garden.



KITCHEN 14'0 x 8'8 (4.26m x 2.64m)

Fitted with a range of eye and base level cupboard and drawer units, roll edge work surfaces, 1½ bowl single drainer sink unit with mixer tap, plumbing for dishwasher, plumbing for automatic washing machine, fitted cooker and extractor fan, space for fridge/freezer, cupboard housing boiler for central heating and hot water.

FIRST FLOOR ACCOMMODATION

LANDING

Galleried effect, airing cupboard housing hot water cylinder and shelving, loft access, radiator, double glazed window to front aspect.

BEDROOM ONE 11'10 x 9'7 (3.61m x 2.92m)

Double glazed window to front aspect, radiator.

En-Suite

Fitted with a suite comprising double shower cubicle, pedestal wash hand basin with mixer tap, low level WC, complementary ceramic tiling, ceramic tiled flooring, extractor fan, radiator, double glazed sash window to rear aspect.

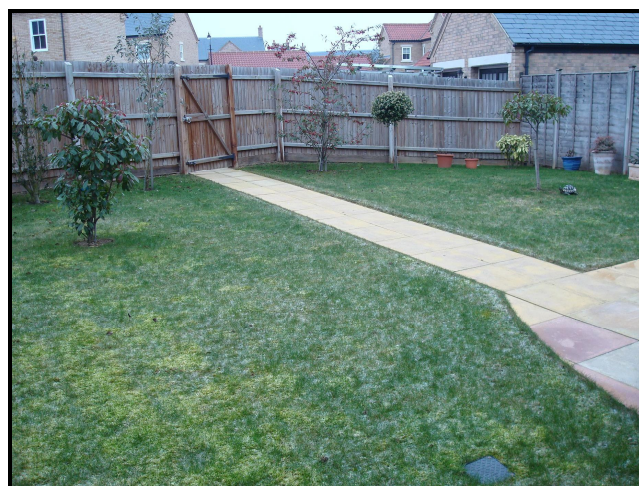
BEDROOM TWO 10'1 x 9'0 (3.07m x 2.74m)

Double glazed window to rear aspect, radiator, two built-in double wardrobes.

FAMILY BATHROOM

Fitted with a suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, complementary tiling, extractor fan, radiator.

OUTSIDE



REAR GARDEN

Lawned garden area, paved patio area, enclosed by panelled fencing.

GARAGE

Single garage en-bloc with up and over door, light and power, eaves storage, off road parking in front.

Energy Performance Certificate

The vendor has ordered an energy performance certificate and details will be updated as soon as the certificate is available.

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.

These are draft details yet to be approved by the vendors.