



Bronte Avenue

Fairfield, Hitchin,
Bedfordshire, SG5 4FB
£850,000

country
properties

A distinctive detached family home offering spacious and versatile accommodation across three floors, with four bedrooms, two en-suite shower rooms, three reception rooms and a substantial double garage with excellent storage, including a fully boarded loft space. Occupying a desirable Fairfield setting, the property is perfectly placed for family life, with open countryside and picturesque walking routes on the doorstep.

- Substantial double garage with additional first-floor storage area above.
- Generous accommodation extending to approximately 2,293 sq ft, including the double garage.
- Sought after location - with excellent commuter access to the A1(m) Northbound and Southbound
- Separate dining room and dedicated study, ideal for home working
- Impressive principal bedroom suite occupying the top floor with dressing room and en-suite shower room.
- Gated driveway provides off road parking for several cars
- A family friendly layout with 3 reception rooms providing versatile accommodation
- EV car charging point



GROUND FLOOR

Entrance Hall

Ceramic tiled flooring. Radiator. Carpeted stairs rising to first floor with understairs storage cupboard. Double glazed sash window to rear aspect. Security alarm panel. Hive thermostat and heating control panel. Doors in to study, living room, dining room and kitchen/breakfast room.

Study

10' 1" max x 7' 6" max (3.08m max x 2.28m max) Double glazed walk-in bay window with sash windows to front aspect. Fitted carpet. Radiator.

Dining Room

12' 10" x 10' 1" (3.92m x 3.08m) Double glazed sash window to side aspect. Fitted carpet. Two radiators. Double glazed French doors onto rear garden.

Living Room

20' 7" into bay x 13' 2" into bay (6.28m into bay x 4.01m into bay) Dual aspect double glazed walk-in bay window with sash windows to front and side. Feature open multi fuel fireplace with stone surround and stone hearth. Two radiators.

Kitchen / Breakfast Room

13' 8" x 11' 0" (4.16m x 3.35m) A range of wall and base units with granite worksurfaces over. Inset butler sink with swan neck mixer tap over. Range cooker to remain, extractor fan over. Tiled splashbacks. Integrated fridge freezer. Integrated dishwasher. Double glazed sash window to side aspect. Double glazed French doors onto rear garden. Ceramic tiled flooring. Radiator. Door to utility room.

Utility Room

10' 3" x 6' 0" (3.13m x 1.84m) Wall and base units with roll edged work surfaces over. Tiled splashbacks. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Ceramic tiled flooring. Loft access. Obscured double glazed sash window to rear aspect. Airing cupboard housing Megaflo hot water tank. Door to cloakroom.

Cloakroom

Pedestal wash hand basin with tiled splashback and low-level WC. Ceramic tiled flooring. Radiator. Obscured double glazed sash window to side aspect.

FIRST FLOOR

Landing

Double glazed sash window to rear aspect. Radiator. Door to lobby with stairs leading to second floor with feature arched sash window to front aspect. Doors in to bedrooms two, three, four and main bathroom.



Bedroom Two

20' 6" into bay x 10' 0" max (6.25m into bay x 3.05m max) Double glazed walk-in bay window with sash windows to front aspect. Double glazed sash window to side. Built-in wardrobes. Door to En-suite.

En-suite

Suite comprising pedestal wash hand basin, low level WC and double shower cubicle. Chrome heated towel rail. Tiled splashbacks. Ceramic tiled flooring. Extractor fan. Shaver point.

Bedroom Three

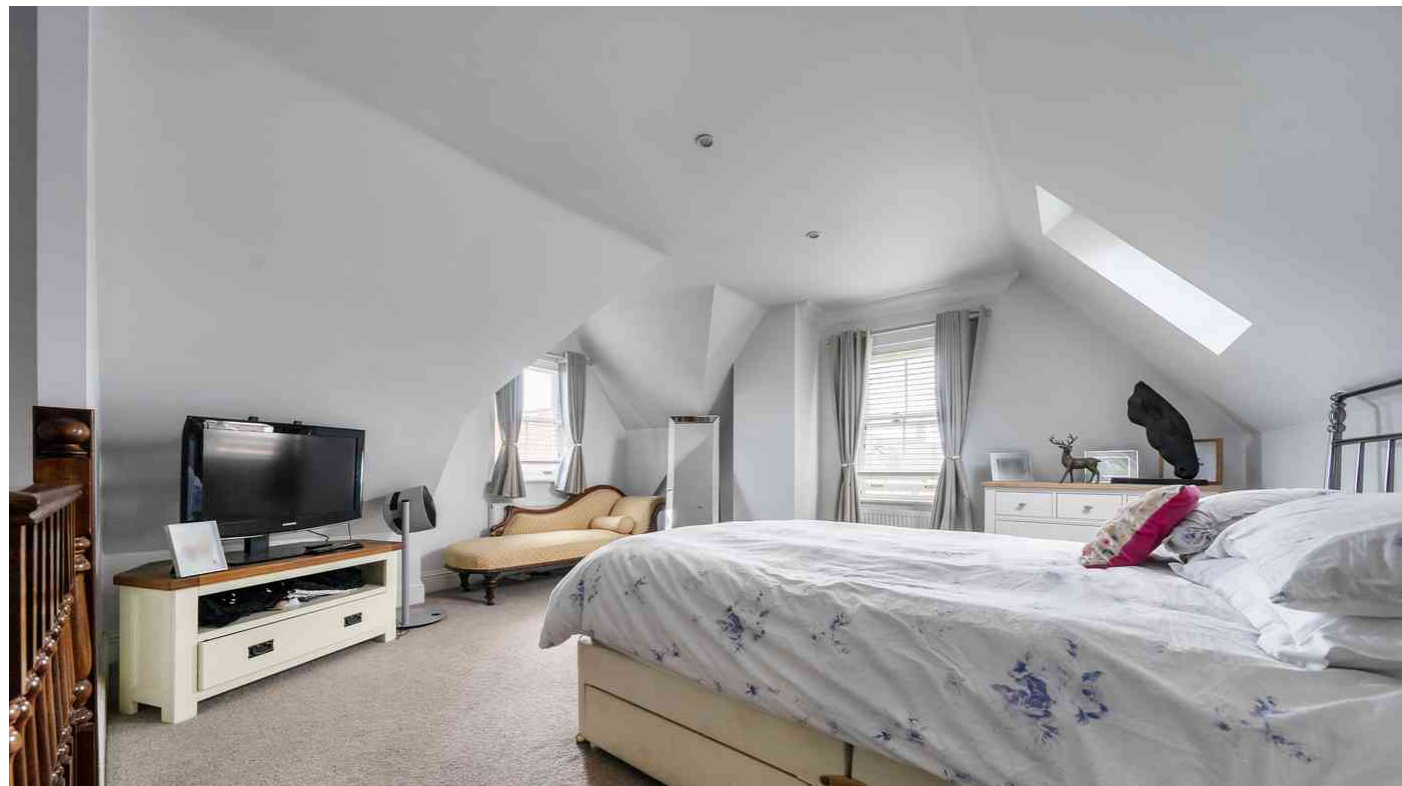
13' 2" into bay x 10' 4" max (4.01m into bay x 3.15m max) Double glazed walk-in bay window with sash windows to front aspect. Radiator.

Bedroom Four

13' 9" max x 11' 0" max (4.18m max x 3.36m max) Dual aspect double glazed sash windows to side and rear. Radiator. Loft access.

Bathroom

Bathroom suite comprising pedestal wash hand basin, low level WC and freestanding roll-top bath tub with telephone shower mixer attachment over. Ceramic tiled flooring. Chrome heated towel rail. Tiled splashbacks. Extractor fan. Large storage cupboard with shelving. Obscured double-glazed sash windows to rear and side aspect.



SECOND FLOOR

Bedroom One

27' 4" x 16' 0" (8.34m x 4.88m) Dual aspect double glazed sash windows to front and side. Radiator. Obscured Velux window with fitted blind. Walk through to Dressing area.

Dressing Room

Built in wardrobes. Radiator. Obscured double glazed sash window to side aspect. Door in to en-suite.

En-suite

Suite comprising wash hand basin, low level WC and double shower cubicle. Tiled splashbacks. Ceramic tiled flooring. Heated towel rail. Obscured double glazed sash window to front aspect.

OUTSIDE

Front Garden

Enclosed by brick wall with wrought iron railing. Laid mainly to lawn with paved pathway to front door and mature shrub borders.

Rear Garden

West facing rear garden mainly laid to lawn and with large paved patio area. Well stocked flower and shrub borders enclosed by railway sleepers. Paved pathway leading to paved parking area and double garage. Gated access to front. Wrought iron double gates on to parking area.

Double Garage and Driveway

Private double gated access to block paved driveway with parking space for several vehicles. Double garage with two up and over doors. Power and light. Pull down ladder to fully boarded loft space with ample storage space. EV charger installed on the front wall of the garage.

Agents Note

Vendor informs us the current annual development service charges are £363.15 p.a. and maintenance / insurance on the electric gates to the shared drive area £267.88 p.a.

We advise any buyer to check this information with their legal representative prior to exchange of contracts.



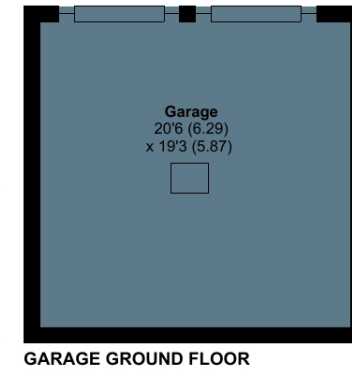
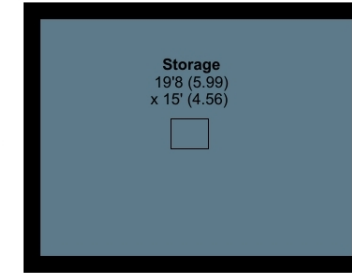
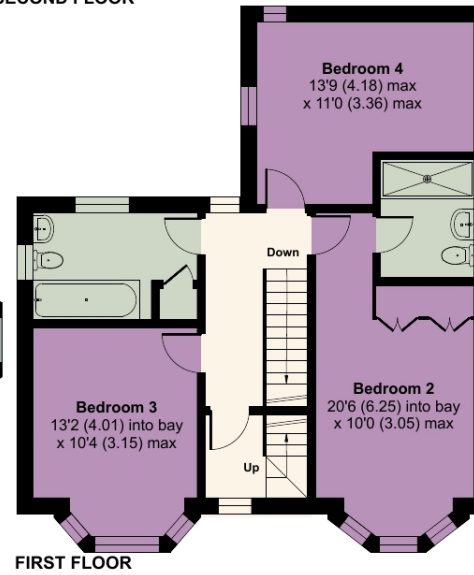
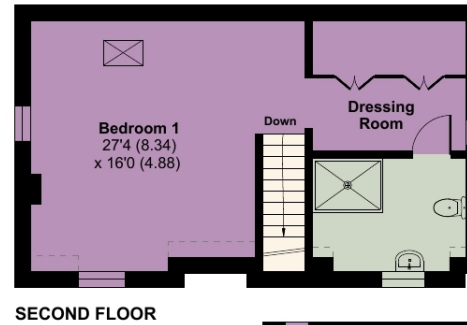
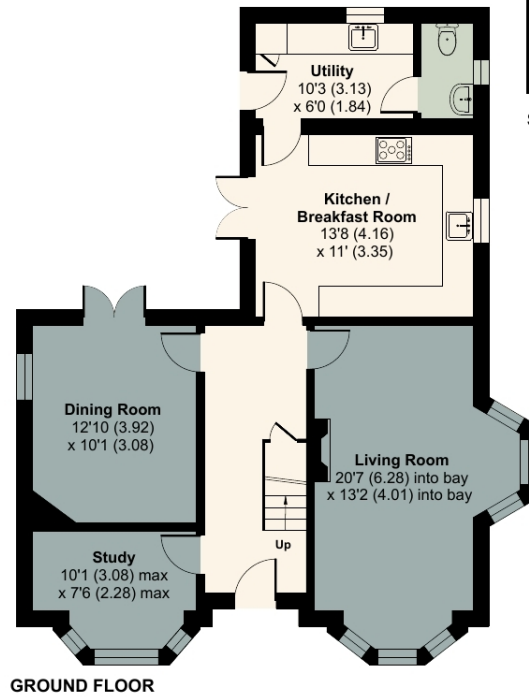




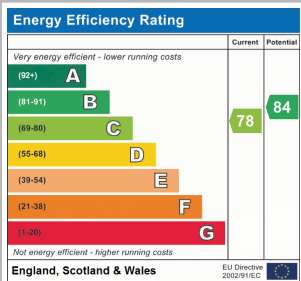
Denotes restricted
head height

Approximate Area = 1903 sq ft / 176.7 sq m
Limited Use Area(s) = 13 sq ft / 1.2 sq m
Garage = 377 sq ft / 35 sq m
Total = 2293 sq ft / 213 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
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Viewing by appointment only

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