



99 Charlotte Avenue

Fairfield, Hitchin, SG5 4GQ

Welcome to this charming end of terrace house located on Charlotte Avenue in the sought-after Fairfield Park development. This delightful property offers a generous living space of 829 square feet, making it an ideal home for families or those seeking a comfortable living environment.

The property has a well-designed kitchen diner that provides a perfect space for family meals and entertaining guests. The ground floor also features a convenient cloakroom, adding to the practicality of the layout. The property boasts three spacious bedrooms, with the master bedroom benefiting from an ensuite shower room and a fitted wardrobe, ensuring ample storage and privacy.

One of the standout features of this home is the off-road parking and garage, providing secure and convenient parking options. With no onward chain, this property is ready for you to move in and make it your own. The popular Fairfield Park development is known for its community spirit and proximity to local amenities, making it a desirable location for many.

This lovely house presents a wonderful opportunity to own a modern home in a vibrant area. Do not miss the chance to view this property and experience all it has to offer.

£398,000

99 Charlotte Avenue

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- Chain Free
- Three bedroom end of terrace house
- Located on the popular Fairfield Park development
- Master bedroom with ensuite and fitted wardrobe
- Kitchen Diner
- Cloakroom
- Off road parking and garage

Kitchen Diner

10'1" x 16'1" (3.08 x 4.92)

Lounge

15'8" x 9'2" (4.79 x 2.80)

Bedroom One

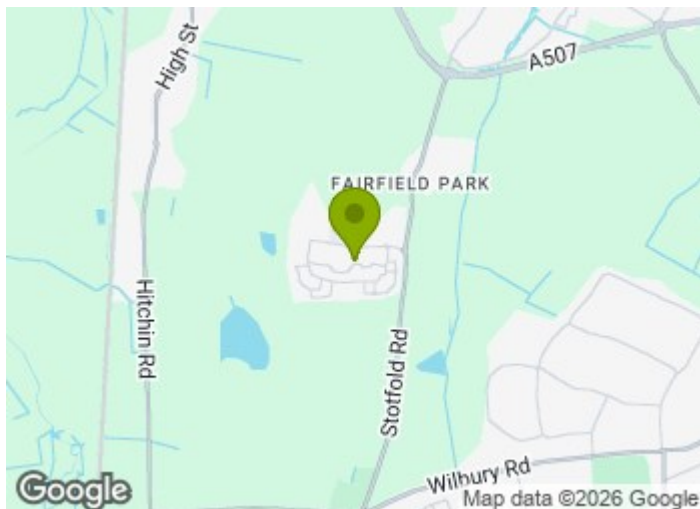
13'6" x 10'5" (4.12 x 3.20)

Bedroom Two

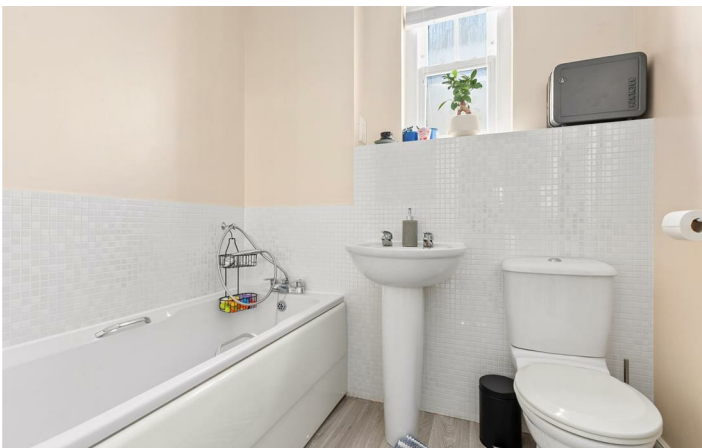
9'4" x 9'0" (2.87 x 2.75)

Bedroom Three

8'9" x 6'9" (2.67 x 2.07)



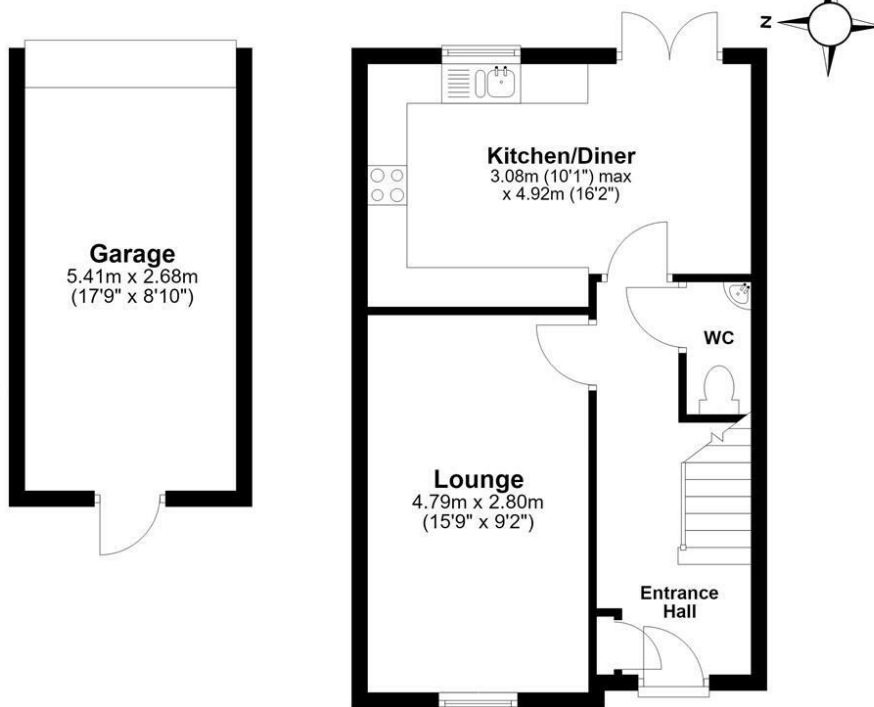
[Directions](#)



Floor Plan

Ground Floor

Main area: approx. 38.3 sq. metres (412.3 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.2 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



Main area: Approx. 77.1 sq. metres (829.5 sq. feet)

Plus garages, approx. 14.5 sq. metres (156.2 sq. feet)

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

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

The figure consists of two side-by-side bar charts. The left chart, titled 'Energy Efficiency Rating', compares 'EU Directive minimum EPC' (Current) and 'National standard' (Potential). The right chart, titled 'Environmental Impact (CO2) Rating', compares 'Very environmentally friendly - lower CO2 emissions' (Current) and 'Not environmentally friendly - higher CO2 emissions' (Potential). Both charts use a color-coded scale from A (green) to G (red) and include numerical ranges for each rating.

Rating	Current (EU Directive minimum EPC)	Potential (National standard)
A	92-101	78
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	

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