



Fairfield Way, Stevenage, SG1 6BF

£425,000



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# Fairfield Way, Stevenage

Nestled in the sought-after area of Great Ashby, this charming end-terrace house on Fairfield Way offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and family bathroom and ensuite to main bedroom, this property is ideal for families or those seeking extra space.

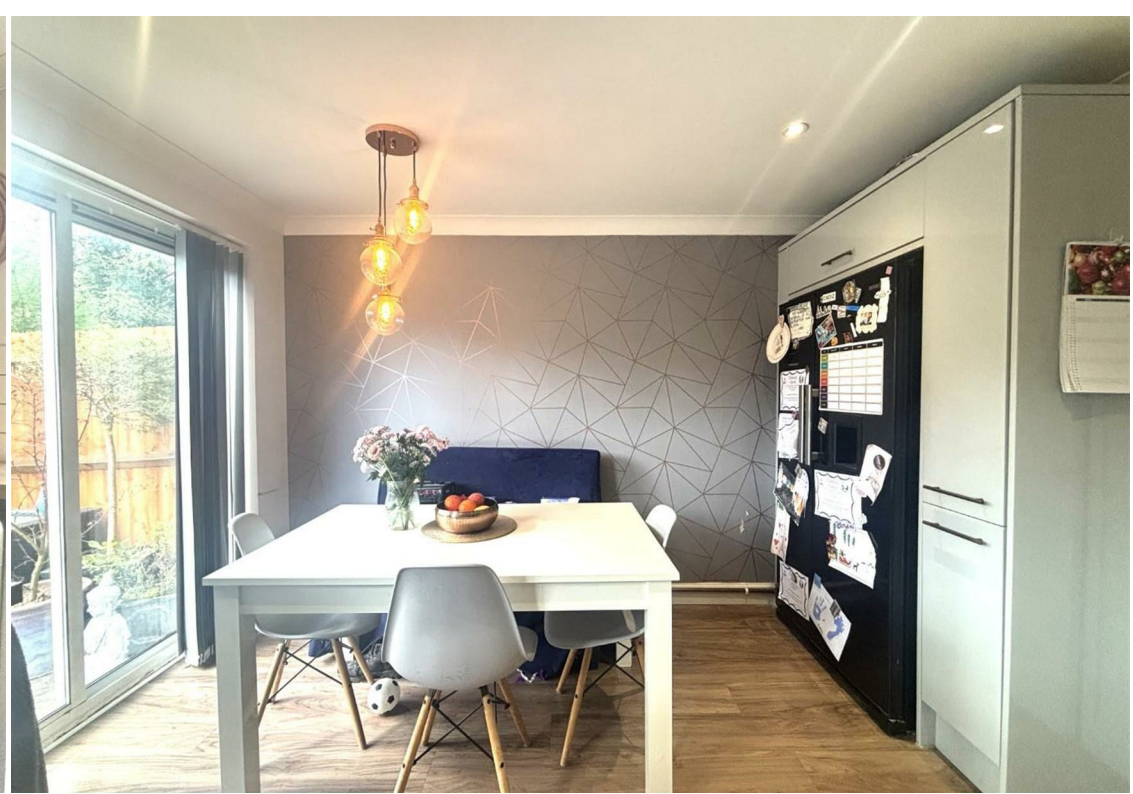
The living room provides a warm and welcoming atmosphere, while the kitchen/dining area is designed for modern living, allowing for easy meal preparation and family gatherings. Additionally, a playroom/office offers a quiet space for work or study, catering to the needs of today's lifestyle.

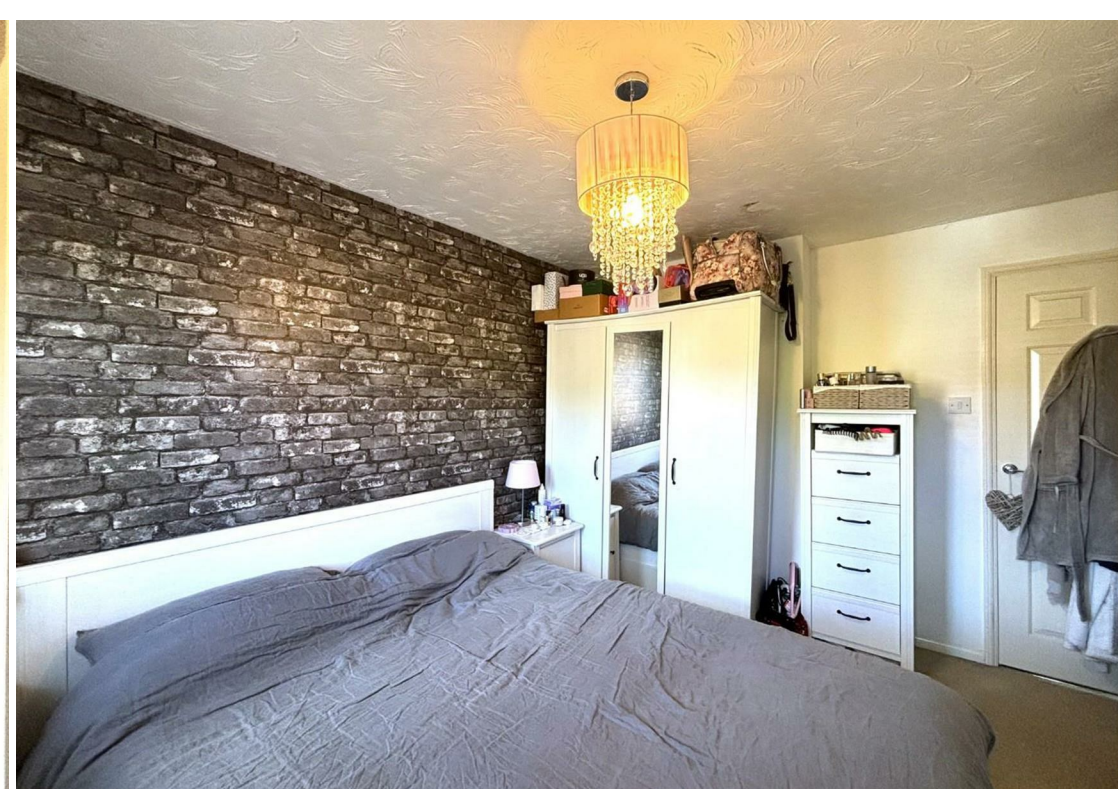
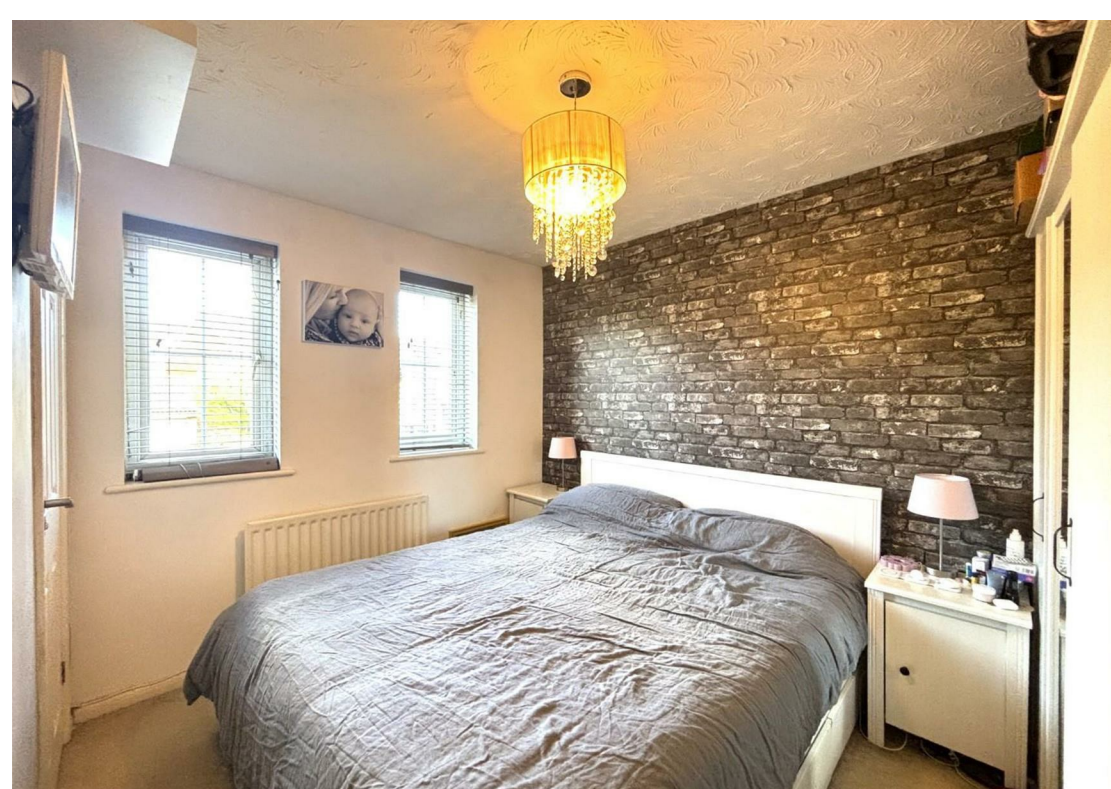
The property boasts a south-facing garden that is not overlooked, providing a private outdoor retreat for enjoying sunny days and al fresco dining. The garden is a wonderful space for children to play or for hosting summer barbecues with friends and family.

Parking is a breeze with a driveway that accommodates up to three vehicles, ensuring that you and your guests will never be short of space. The location is particularly appealing, as it is within walking distance to Round Diamond School and a parade of shops, making daily errands and school runs effortless.

The property has the potential to extend (STPP) and is offered chain-free, allowing for a smooth and straightforward purchase process. With its desirable features and prime location, this home is a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.







**Entrance Hall:**

Stairs to first floor and doors to:

**Living Room:**

16' x 10'5

UPVC double glazed window to front, under stairs cupboard and doors to:

**Kitchen/Dining Room:**

14'9 x 11'6

Fitted with a range of base and wall units with contrasting worksurface incorporating single bowl sink with mixer tap and drainer, built in dishwasher and microwave, appliance space for fridge/freezer and washing machine, sliding door opening to garden and UPVC double glazed window to rear.

**Newly Refurbished Play Room/Office**

10'5 x 8'

Dual aspect UPVC double glazed window to front, radiator and door to:

**Utility Room:**

8' x 5'3

Door opening to garden, appliance space for tumble dryer and door to:

**WC:**

Low level WC and wash hand basin with mixer tap.

**First Floor Landing:**

Loft access and doors to:

**Bedroom One:**

11'8 x 10'5

Dual aspect UPVC double glazed window to front, radiator, wardrobes and door to:

**New Refurbished Ensuite:**

Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, radiator and opaque UPVC double glazed window to front.

**Bedroom Two:**

10'1 x 8'10

UPVC double glazed window to rear, radiator and wardrobe.

**Bedroom Three:**

10'1 x 5'7

UPVC double glazed window to rear, radiator and wardrobe.

**Bathroom:**

7'5 x 5'5

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap, tiled throughout, radiator and opaque UPVC double glazed window to side.

**Rear Garden:**

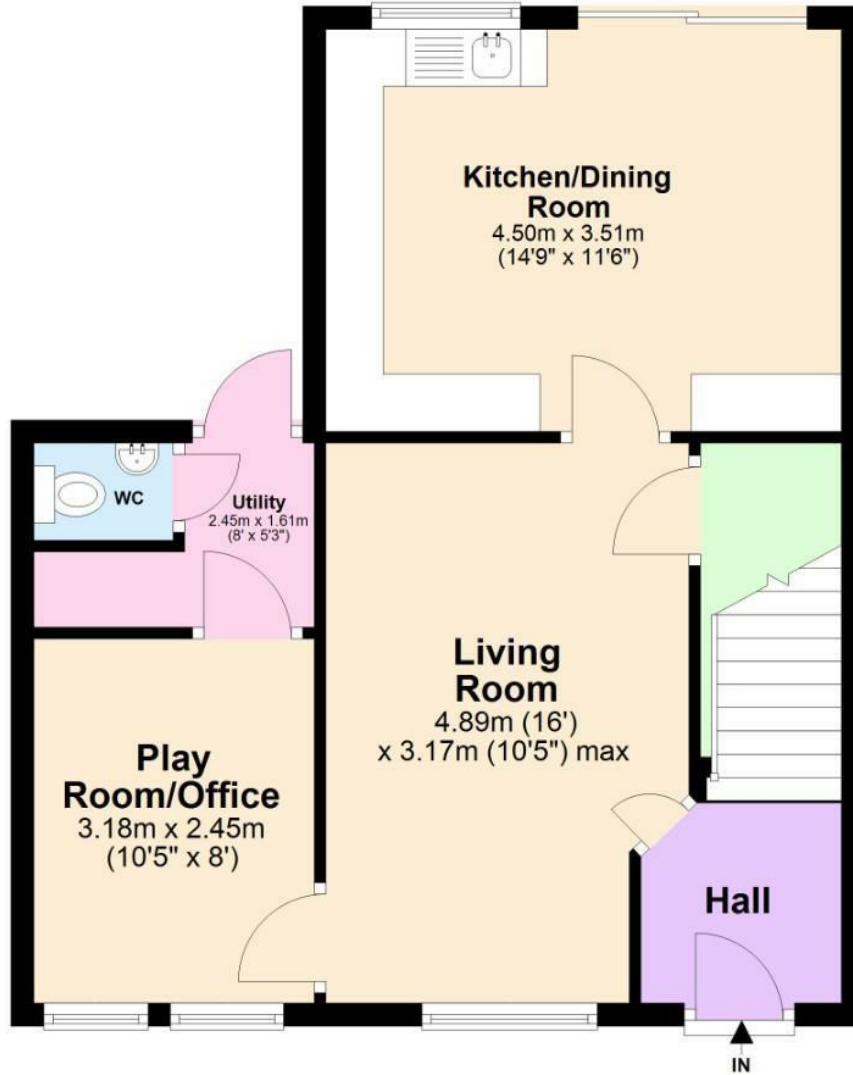
Sunny South facing garden with timber decking with step down to artificial grass and enclosed by panel fencing, shed, pedestrian gate opening to bridle path and door to utility room.

**Driveway:**

Providing off street parking for three cars.

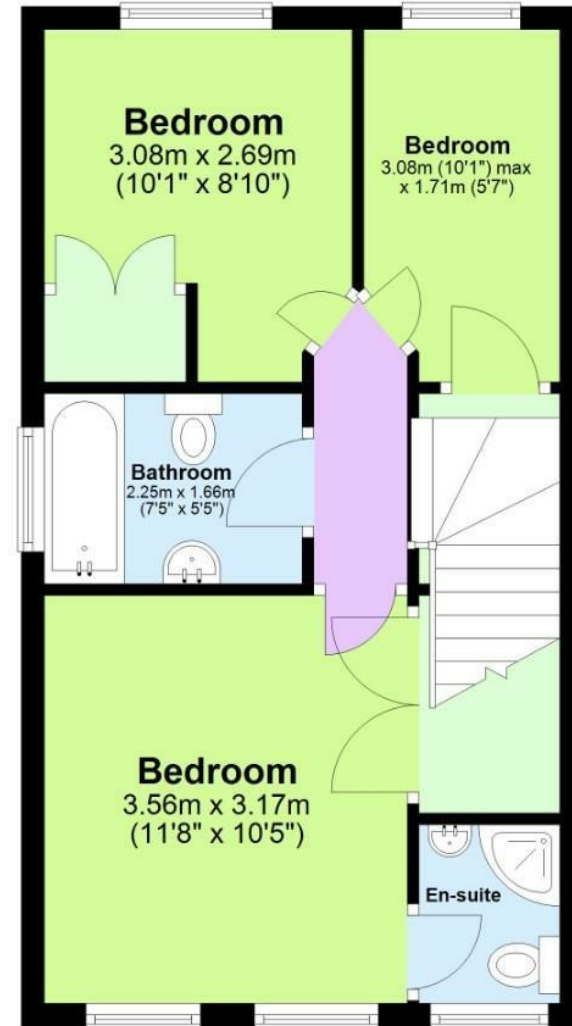
## Ground Floor

Approx. 50.1 sq. metres (539.8 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



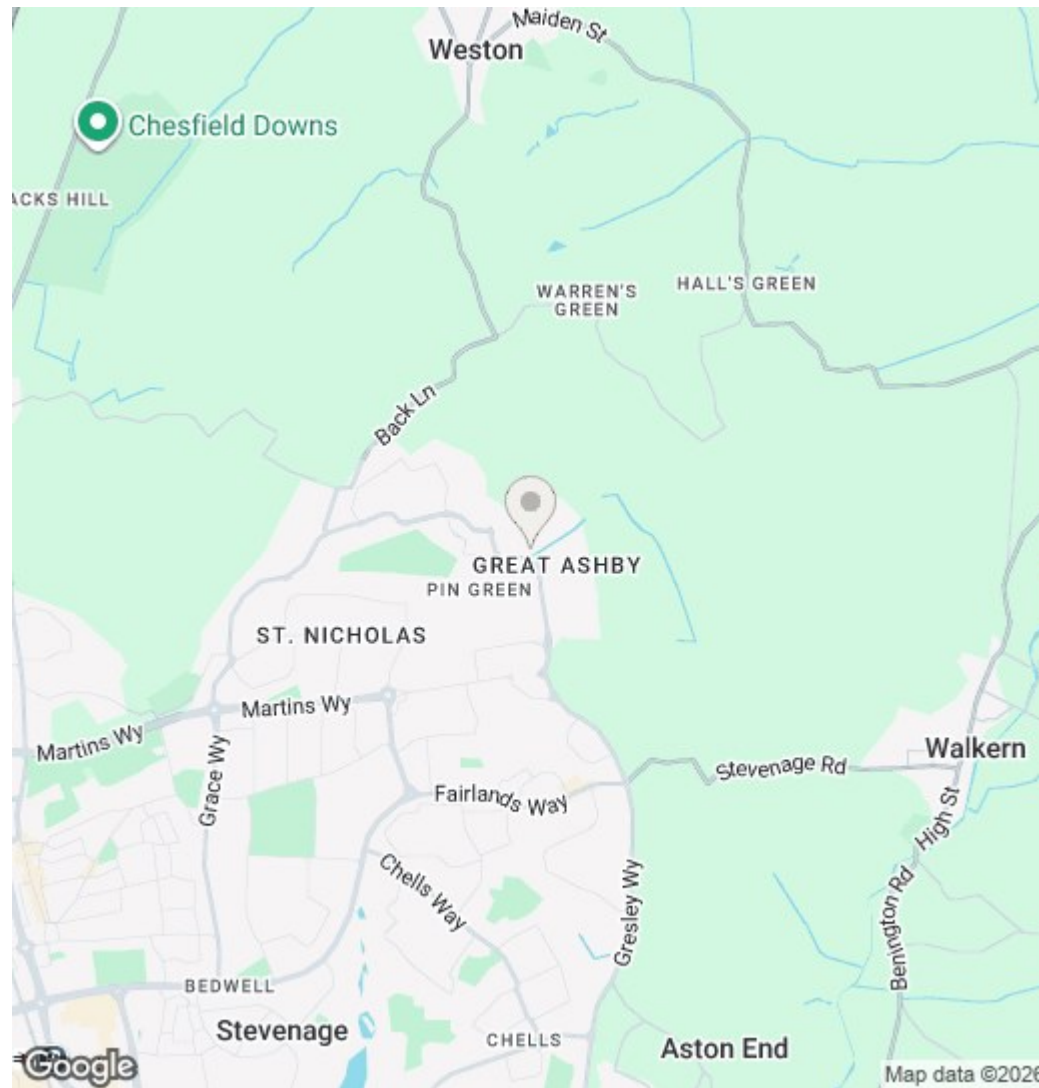
Total area: approx. 88.4 sq. metres (951.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	68	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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