



## Kipling Crescent

Fairfield | Hitchin | Bedfordshire | SG5 4GY

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# KIPLING CRESCENT

## Property Description

Step back in time and step into this enchanting terrace property located in the picturesque village of Fairfield. With four spacious double bedrooms, a garage and parking for one car, and a south-facing garden boasting two delightful patio areas, this home offers the perfect blend of comfort and charm.

As you wander through the well-presented interiors, you'll discover an en-suite to the master bedroom, a lounge adorned with a sunroom and a fitted feature fireplace, integral appliances in the kitchen, a utility room, and a cloakroom for your convenience. Close to local amenities and within walking distance to a supermarket and schools, this property truly embodies the essence of quintessential village life.

But the magic doesn't stop there. Explore the surrounding area and you'll find yourself immersed in hundreds of acres of stunning parkland, where pathways and green communal spaces are meticulously maintained. Take a leisurely stroll around the fishing Green Lagoon or the sailing Blue lagoon, or indulge in the amenities of the nearby Tesco convenience store, Bannatyne Gym and Day Spa.

For families, Fairfield Park offers a host of recreational options, including a cricket club, bowls club, and community hall for events and gatherings. With secure play parks and tree-lined roads ensuring safety for children, this village is a haven for family life.

Situated conveniently close to major link roads and with fast train connections to London, Bedford, and Milton Keynes, Fairfield is a hub of connectivity and convenience. And with a lower school on the park and a choice of excellent nearby schools, including Pix Brook Academy, Etonbury Academy and Samuel Whitbread Academy, education is within easy reach.

We invite you to experience the splendor of this property and the warmth of Fairfield for yourself. Arrange a viewing today and let the timeless charm of this home capture your heart.

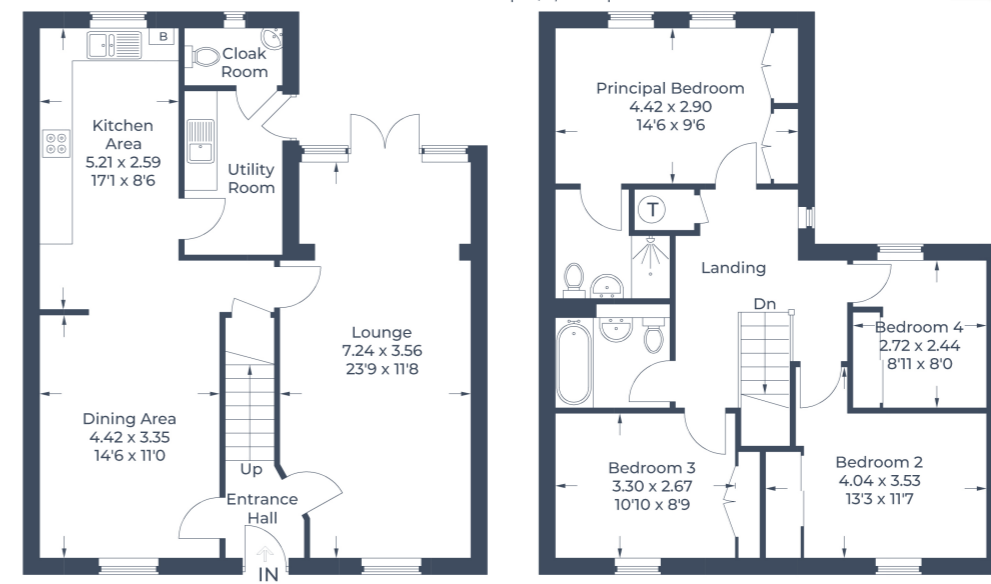
**£520,000 Freehold**







Approximate Gross Internal Area  
 Ground Floor = 68.6 sq m / 738 sq ft  
 First Floor = 62.0 sq m / 667 sq ft  
 Total = 130.6 sq m / 1,405 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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- Four Double Bedrooms
- Facing onto Green Space
- Cloakroom
- Utility Room
- South Facing Enclosed Rear Garden
- En-Suite Shower Room
- Good Order Throughout
- Sun Room
- Garage (Leasehold)
- Parking Space

EPC Rating: C

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