



# Franklin Place

Fairfield,  
Hertfordshire, SG5 4GT  
£900,000

country  
properties

Open the door to this never before marketed exclusive double fronted detached 4 bedroom family home on Fairfield Park being sold CHAIN FREE!

Offering everything and more, the property boasts 4 reception rooms, spacious re-fitted contemporary Kitchen/dining room and utility. 4 double bedrooms, en suite to master and family bathroom. Externally you will find a mature rear garden with well-established fruit trees, a stylish purpose-built home office, decking to the front of the garden with a charcoal grey aluminium pergola with louvre roof and privacy screen. The private gated driveway provides off street parking for up to 4 cars and the large double garage can be accessed from the garden.

Nestled on the far side of the park; peace and quiet is well and truly a large benefit of this property. The park is surrounded by countryside walks, a cricket field, Well-regarded schools, Pavilion Cafe, community hall and convenience store.

- New kitchen and utility room fitted in March 2024, with a Bosch Oven, Bosch combi-microwave and Hotpoint vented induction hob, all come with warranties
- Detached double garage with power and light
- New Bosch Boiler Fitted in Autumn 2024
- Bathroom and en suite newly fitted in 2022
- Beautiful mature east facing garden with well established fruit trees, Home office and Aluminium pergola with a louvre roof and privacy screen
- CHAIN FREE !
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club
- Excellent commuter access via nearby Letchworth station. Approx. 35mins to London Kings Cross





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## INTERNAL GROUND FLOOR

### Entrance Hall

19' 1" x 11' (5.80m x 3.34m) Strong composite door with Ultion security locks fitted in 2022. Two glass panel windows to both sides of entrance door. Stairs rising to first floor. Understairs storage cupboard. Wood effect vinyl flooring. Radiator. Double doors onto Living Room. Doors onto Dining room, Study/ Family Room, Kitchen / Diner and Cloakroom.

### Living Room

25' 1" (into bay) x 10' 11" (7.65 into bay x 3.33) Bay window with fitted shutters to front aspect. Fitted carpet. French doors onto rear garden. Feature coal effect fireplace. Radiator.

### Family Room

14' 6" (into bay) x 12' (max) (4.43m into bay x 3.66m max) Bay window with fitted shutters to front aspect. Wood effect vinyl flooring. Radiator.

### Study / Games Room

8' 5" x 7' 11" (2.56m x 2.42m max) Window to side aspect. Radiator.

### Cloakroom

Wood effect vinyl flooring. Part tiled. Vanity wash hand basin. Low level WC. Radiator. Wall mounted cupboard.

### Kitchen / Dining Room

Kitchen area 13' 2" x 10' 6" (4.00m x 3.19m) Dining room 18' 3" (max) x 11' 6" (max) (5.55m max x 3.61m max) Newly fitted kitchen with a range of wall and base units with worksurfaces over with upstands. Solid wood oak worksurfaces. Inset butler style sink and drainer unit with swan neck mixer tap over. Fitted Harvey water softener. Integrated Bosch multifunction combi oven and Bosch multifunction combi microwave, both fitted in March 2024 with 2 years warranty. Hotpoint vented induction hob with integrated extractor fan (fitted in March 2024 with 12 months warranty and 10 years parts guarantee). Integrated dishwasher. Fridge/freezer and wine cooler included. Kitchen island. Ceramic tiled flooring. Dual aspect windows to rear and side. Dining area with fitted storage cupboards matching with kitchen units and door into Utility room. Radiator. French patio doors with wing windows to side onto rear garden.







## Utility Room

Matching wall and base units with a wood-effect laminate worktop over and inset sink unit with mixer tap over. Tiled splashbacks. Cupboard housing Worcester Bosch boiler fitted in autumn 2024. Space and plumbing for washing machine to remain. Ceramic tiled flooring. New composite back door with Ultion security locks fitted in 2022 to side aspect onto the driveway.

## FIRST FLOOR

### Landing

Double doors to a large airing cupboard. Loft access. Radiator. Doors to all bedrooms and bathroom.

### Bedroom One

18' 2" x 12' 11" (5.54m x 3.93m) Master bedroom with window to rear aspect and two windows to side aspect. Fitted carpet. A range of fitted wardrobes with sliding doors. Radiator. Door to en suite.

### En Suite

En suite re-fitted in 2022, comprising double walk in shower, vanity wash hand basin and low level WC. Heated towel rail. Wall mounted bathroom cabinet. High gloss ceramic tiled flooring. Window to side aspect with fitted blinds.

### Bedroom Two

15' 11" x 12' 5" (4.85m x 3.78m) Bay window to front aspect. Wood effect vinyl flooring. Fitted double wardrobe. Radiator.

### Bedroom Three

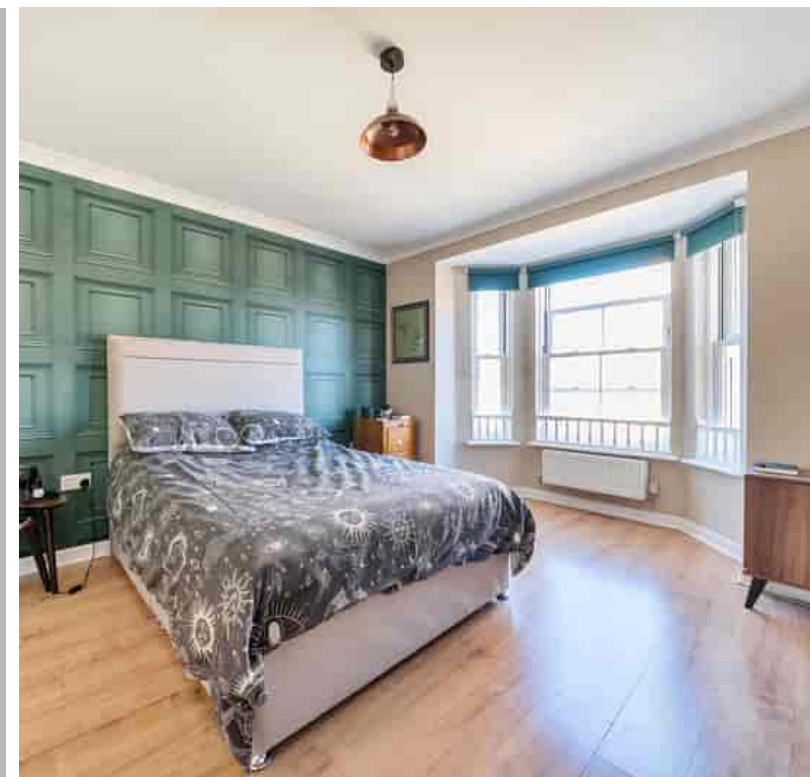
14' 5" x 10' 11" (4.39m x 3.34m) Bay window to front aspect. Wood effect vinyl flooring. Radiator.

### Bedroom Four

11' 2" x 10' 7" (3.41m x 3.23m) Window to rear aspect. Fitted carpet. Radiator.

### Bathroom

Part tiled bathroom re fitted in 2022, comprising vanity wash hand basin, low level WC and freestanding oval bath tub with mixer tap and shower attachment over. Heated towel rail. Gloss ceramic tiled flooring. Window to front aspect with fitted blinds.







## OUTSIDE

### Front Aspect

Wrought iron railings fencing and gate. Plum coloured slate front garden. Paved path to front door. Iron railings gate to driveway to side with off road parking space for up to four cars. Tethered Ohme Pro EV charger. Double garage.

### Rear Garden

Decking area with charcoal grey aluminum pergola with louvre roof and privacy screen. Paved patio area. Steps to plum coloured slate area with flower beds enclosed by sleepers. Variety of established fruit trees (fig, conference pear, red delicious and golden delicious apples, grape vine, Victoria plum). Garden home office. External water tap and electric power points. Access to double garage.

### Garden Home Office

12' x 8' 11" (3.67m x 2.72m) All season insulated garden office with direct access from driveway through garden gate. Wood effect flooring. Power and light. Wired WiFi. UPVC windows and doors.

### Garage

18' 8" x 17' (5.69m x 5.17m) Detached double garage with two up and over doors. Power and light.

## AGENTS NOTE

### Service Charge

The vendor informs us that the current annual service charge is £270 which covers the upkeep of the communal grounds.

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

### Local Area

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of stunning parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to Kings Cross / St Pancras in less than 40 minutes. With a well regarded lower school, a Tesco convenience store, hairdressers, community hall, garden centre, number of playgrounds, many beautiful countryside walks, nearby lagoons, Bannatyne's gym, Cricket and Bowls Club, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.













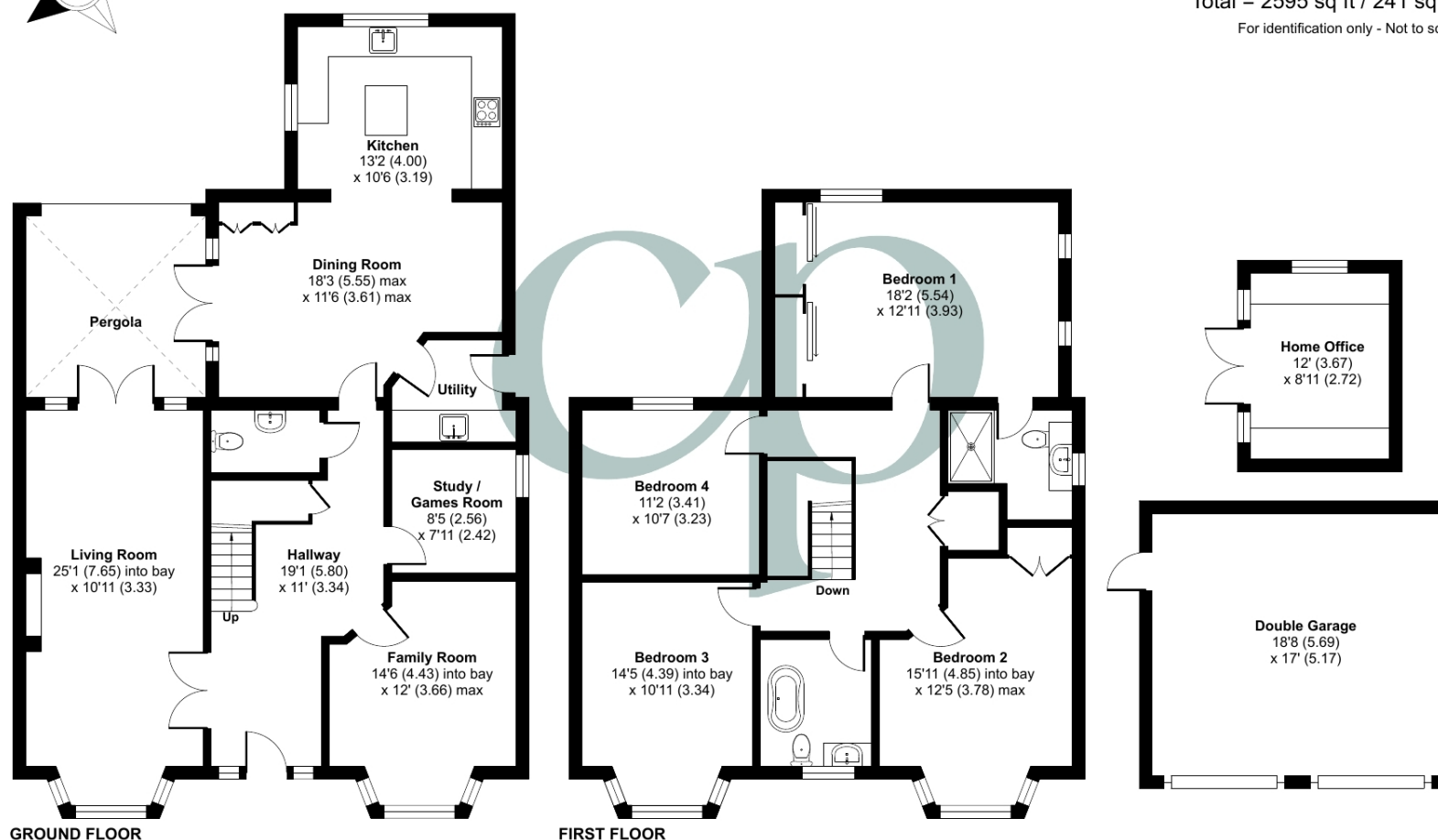
Approximate Area = 2140 sq ft / 198.8 sq m

Garage = 348sq ft / 32.3 sq m

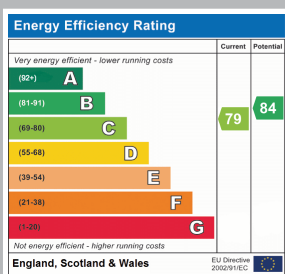
Outbuilding = 107 sq ft / 9.9 sq m

Total = 2595 sq ft / 241 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). © nichecom 2024. Produced for Country Properties. REF: 1271583



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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