



# Leopold Corner

Fairfield, Hitchin,  
Bedfordshire, SG5 4SB  
£445,000

country  
properties



This stunning three-bedroom semi-detached home with a family friendly layout offers spacious well presented accommodation throughout and boasts a sunny South-facing rear garden. The property is ideally located on the sought after Fairfield Gardens and is within walking distance of the well regarded Fairfield Park Lower School, local amenities and countryside walks.

- Complete chain in place
- South facing rear garden
- Immacuately presented throughout
- Solar panel energy collection system fitted
- Driveway for 2 cars
- ADT alarm and a security light over the garage door



## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood effect Amtico flooring.  
Understairs storage cupboard.  
Door into kitchen/dining room and  
cloakroom. Radiator.

#### Cloakroom

Wall mounted wash hand basin  
with mixer tap over and tiled  
splashbacks. Low level WC.  
Radiator. Wood effect Amtico  
flooring.

#### Kitchen/ Dining Room

14' 8" (max) x 10' 7" (max) (4.47m  
max x 3.23m max) A range of  
matching wall and base units with  
worksurfaces with upstands over.  
Integrated electric oven. Gas hob  
with stainless steel extractor fan  
over and splashback. Inset one and  
half bowl stainless steel sink and  
drainer with swan neck mixer tap  
over. Glass splashbacks. Integrated  
fridge/freezer, dishwasher and  
washing machine. Double glazed  
window to front aspect. Extractor  
fan. Radiator. Wood effect Amtico  
flooring.

#### Living Room

14' 8" x 11' 10" (4.47m x 3.61m) Fitted  
carpet. Two radiators. French patio  
doors onto rear garden.



## FIRST FLOOR

### Landing

Carpeted flooring. Storage cupboard housing a boiler. Loft access. Doors to all bedrooms and family bathroom.

### Bedroom One

11' 11" (max) x 11' 3" (3.62m max x 3.44m) Master bedroom with double glazed window to rear. Fitted carpet. Radiator. Built in wardrobes. Large built in storage cupboard. Door to En Suite.

### En Suite

Wash hand basin with tiled splashbacks. Low level WC. Walk in double shower cubicle with fully tiled walls. Heated towel rail. Double glazed window to rear. Tile effect antico flooring.

### Bedroom Two

9' 11" x 8' 10" (3.02m x 2.69m) Fitted carpet. Double glazed window to front aspect. Radiator.





## Bedroom Three

13' 4" x 7' 1" (max) (4.06m x 2.16m max) Fitted carpet. Double glazed window to front aspect. Radiator.

## Family Bathroom

Bathroom suite comprising wash hand basin, panel enclosed bath with shower over and glass shower screen to side. Low level WC. Tiled splashbacks. Heated towel rail. Tile effect antico flooring.

## OUTSIDE

### Garage

Garage with up and over door. Power and light.

### Front Garden / Driveway

Paved driveway with parking space for two cars. Paved path to entrance door. Shingled area with decorative shrubs.

## Rear Garden

Rear garden enclosed by timber fencing. Mainly laid to lawn, with patio area and paved path leading to the personal door to garage. External sensor light. External water tap.

## Agents Note

Service charge of £330 per annum for up keep of the communal areas.

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

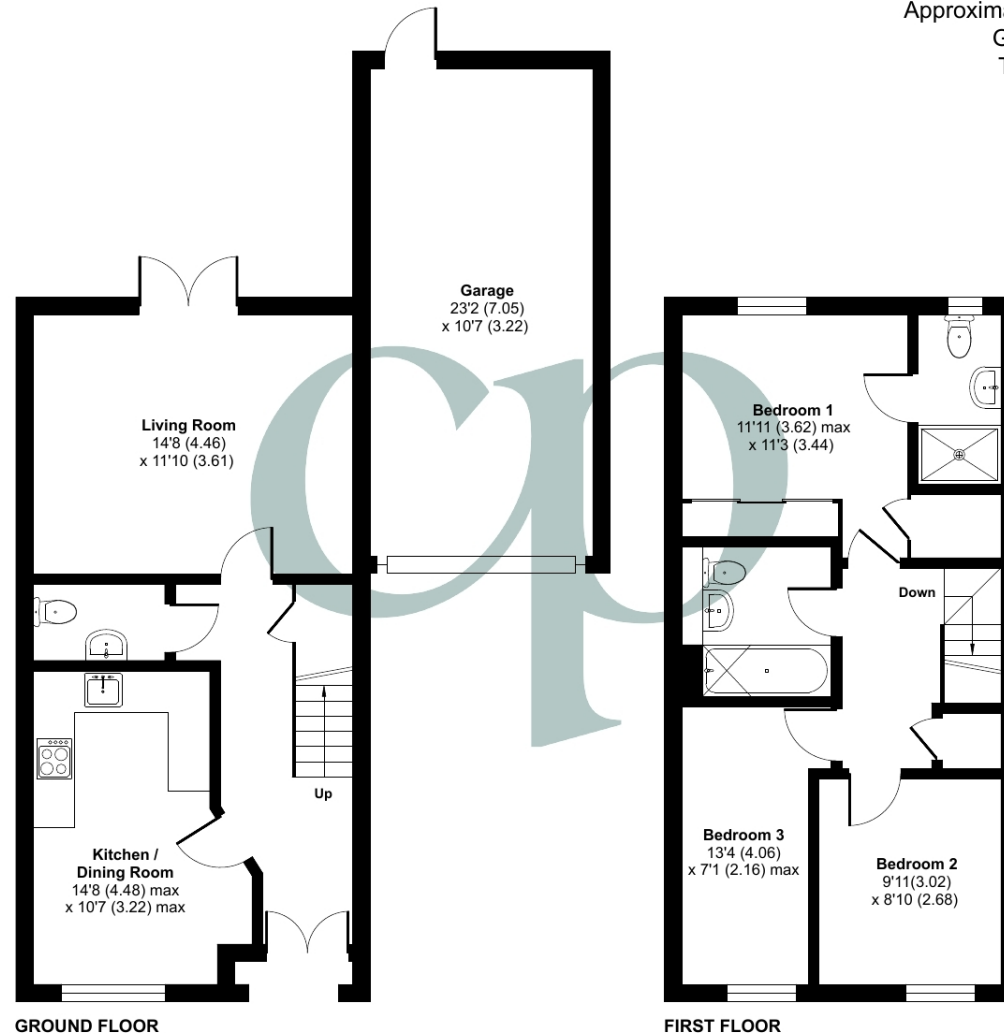








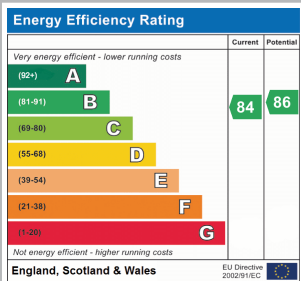
Approximate Area = 948 sq ft / 88 sq m  
 Garage = 244 sq ft / 22.6 sq m  
 Total = 1192 sq ft / 110.6 sq m  
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1221624



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 2 listed on the brochure.

Viewing by appointment only

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