



Hardy Way
Fairfield,
Bedfordshire, SG5 4GH
Offers in Excess of **£475,000**

country
properties

Set in the prestigious location of Fairfield, this beautifully presented four double bedroom home offers versatile living across three floors. The property features a spacious 15ft kitchen/diner, a superb master bedroom with en-suite shower room and walk-in wardrobe, while the second bedroom occupies the entire top floor and benefits from its own W/C. Externally, the home offers a single garage, a gated driveway providing parking for up to three vehicles, and a landscaped rear garden —ideal for both relaxing and entertaining.

- Four double bedrooms
- Desirable 'Fairfield' location with scenic countryside walks nearby and local amenities
- Gated driveway for up to 3 cars
- Master bedroom with en-suite shower room and walk in wardrobe
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Video tour available



INTERNAL

GROUND FLOOR

Entrance Hall

Tiled flooring. Carpeted stairs rising to first floor. Radiator. Multi pane glazed door into Living room.

Living Room

13' 5" max x 11' 7" max (4.09m max x 3.53m max) Wood effect Amtico flooring. Radiator. Door into Kitchen/Dining room. Double glazed window with fitted shutters to front aspect.

Kitchen Dining Room

15' 1" x 10' 6" (4.60m x 3.20m) A range of wall and base units with worksurfaces with upstands over and tiled splash backs. Integrated Bosch oven and inset Bosch gas hob with extractor fan over. Blanco white ceramic one and half bowl sink and drainer unit with swan neck mixer tap over. Integrated dishwasher. Plumbing and space for washing machine. Space for fridge/freezer. Radiator. Tiled flooring. Cupboard housing wall mounted gas boiler serviced yearly. Understairs storage cupboard. Double glazed window to rear aspect with fitted shutters. Door to rear lobby/utility.

Rear Lobby

Part obscure glazed door to rear access. Door to Cloakroom. Tiled flooring. Space for appliance. Loft hatch.

Cloakroom

White suite comprising low level WC and pedestal wash hand basin with splashbacks. Radiator. Tiled flooring. Obscure double glazed window to side.



FIRST FLOOR

Landing

Smooth skimmed ceiling with access to loft space. Airing cupboard. Radiator. Doors to Bedrooms 1, 3 and 4 and main bathroom. Carpeted stairs rising to second floor.

Bedroom One

13' x 9' 6" (3.96m x 2.90m) Part pitched ceiling. Fitted carpet. Radiator. Door to walk in wardrobes. Double glazed window to rear aspect with fitted shutters. Door to En-suite.

En-Suite

White suite comprising low level WC, pedestal wash hand basin and fully tiled double shower cubicle. Part pitched ceiling. Part tiled walls. Tiled flooring. Chrome heated towel rail.

Bedroom Three

15' 0" max x 8' 10" max (4.57m max x 2.69m max) Double glazed window to front aspect with fitted shutters. Fitted carpet. Radiator.



Bedroom Four

15' 0" max x 8' 1" max (4.57m max x 2.46m max) Double glazed window to front aspect with fitted shutters. Fitted carpet. Radiator. Storage cupboard.

Bathroom

White bathroom suite comprising low level WC, pedestal wash hand basin and panel enclosed bath tub with shower over, tiled splashback wall and shower screen to side. Part tiled walls. Tiled flooring. Chrome heated towel rail. Obscure double glazed window to rear aspect.

SECOND FLOOR

Second floor landing

Door to Bedroom Two.

Bedroom Two

13' 0" x 9' 6" (3.96m x 2.90m) Two Velux windows to rear aspect. Fitted carpet. Storage in eaves. Radiator. Door to En-suite with tiled flooring, Velux window, heated towel rail, low level WC and wash hand basin.

OUTSIDE

Front Garden

Front garden enclosed with wrought iron railings and gated access, paved pathway leading to front door.

Rear Garden

Slate effect patio area. Wooden sleepers flower beds with pebbles and raised artificial grassed area with flower beds and shrubs borders. Garden shed to remain. Gated side access.

Garage & Driveway

Large gated driveway providing off road parking for up to three cars, leading to single garage with up and over door, power and light.

Agent Note

The seller informs us the service/maintenance charge is £141.43 every 6 months

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

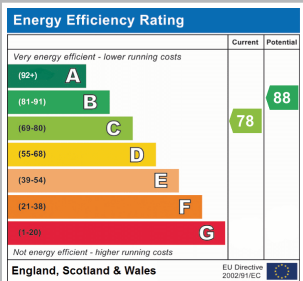




Approximate Area = 1226 sq ft / 113.9 sq m
 Garage = 155 sq ft / 14.3 sq m
 Total = 1381 sq ft / 128.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthec.com 2026. Produced for Country Properties. REF: 1408653



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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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