



Hertfordshire Wing

Kingsley Avenue, Fairfield, Hitchin,
Bedfordshire, SG5 4FX

Offers in Excess of £300,000

country
properties

Situated within the charming 'Fairfield Hall' a stunning Grade II listed Victorian building is this unique 2-bedroom ground floor apartment. Offering a private entrance and exclusive access to a private garden. The property features an open-plan kitchen, lounge, and dining area—perfect for modern living and entertaining.

Both bedrooms are generously sized doubles, providing comfortable accommodation throughout.

- Private front door entrance
- Real wood oak flooring in Living room
- Re-fitted kitchen in 2022
- Exclusive use of enclosed rear garden
- Surrounded by acres of beautiful well maintained countryside walks
- Re-decorated throughout
- Two double bedrooms
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Allocated & visitor parking available
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club

INTERNAL

GROUND FLOOR

Entrance Hall

Carpeted stairs rising to first floor. Storage cupboard. Doors to open plan Kitchen/Dining/Living Room, Bedroom two and Bathroom. Window to side aspect. Radiator.

Living / Dining Room

20' 5" (max) x 11' 0" (6.21m max x 3.35m) Multi pane double French doors with fitted shutters opening onto patio area. Multi pane window to rear with fitted shutters. Oak flooring. Two radiators. Open plan to Kitchen.

Kitchen Area

12' 0" x 7' 6" (3.67m x 2.29m) A range of wall and base units with worksurfaces over and tiled splashbacks. Stainless steel sink and drainer unit with mixer tap over. Neff oven and grill and Neff gas hob with stainless steel Neff extractor fan over. Glass splashback. Integrated dishwasher, fridge/freezer and washing machine. Wood effect flooring. Multi pane window.

Bedroom Two

11' 9" x 10' 6" (3.58m x 3.20m) Two single glazed multi pane windows to front aspect. Built in wardrobes. Fitted carpet. Radiator.

Bathroom

Part tiled bathroom with suite comprising pedestal wash hand basin, low level WC and panel enclosed bath with shower over. Heated towel rail. Storage cupboard housing a boiler. Vinyl flooring.



FIRST FLOOR

Landing

Doors to Bedroom one and Shower room.

Bedroom One

12' 0" x 10' 10" (3.66m x 3.30m) Master bedroom with multi pane window to front aspect with fitted shutters. Fitted carpet. Radiator.

Shower Room

White suite comprising pedestal wash hand basin, low level WC and fully tiled enclosed shower cubicle. Part tiled walls. Radiator. Wood effect flooring. Obscure multi pane window to side aspect.

OUTSIDE

Garden Area

Garden area for private use mainly laid to lawn and with patio area. Hedge borders.

Parking

Allocated parking space for one car plus visitors parking.

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.

Agents Note

Length of lease: 999 years from 1 January 2003

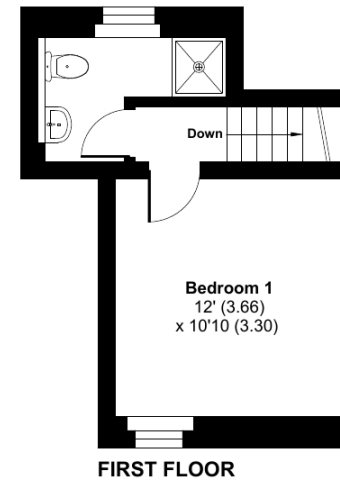
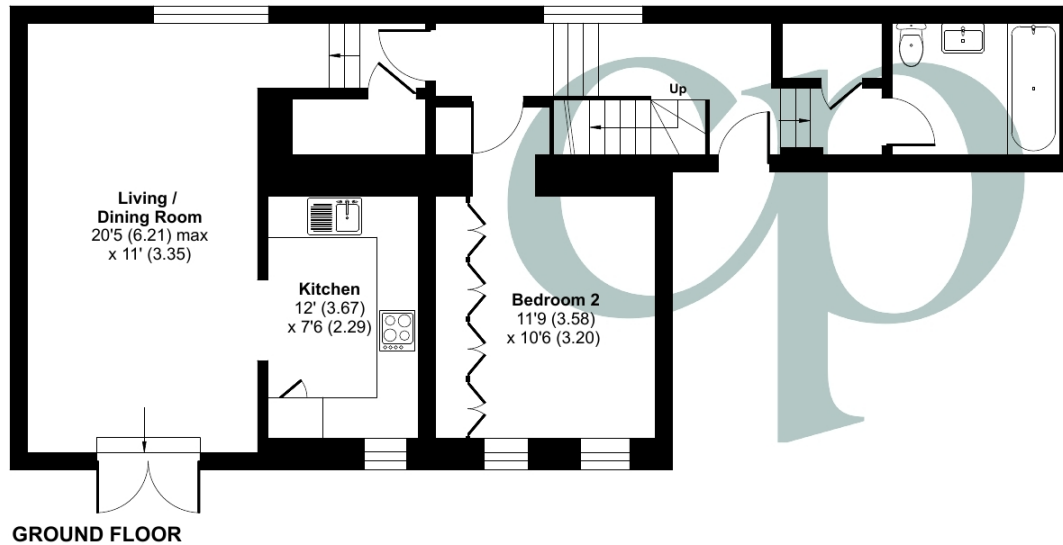
The vendor informs us that the current annual service charge is £247 pcm and Ground rent is £150 pa

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



Approximate Area = 954 sq ft / 88.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
	69	78

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1336741

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

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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