



Hardy Way

Fairfield, Hitchin,
Bedfordshire, SG5 4GH
£440,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set in the popular Fairfield Park development with countryside walks on your doorstep. This well presented home boasts 3 double bedrooms is offered in superb condition throughout with No upward chain.

- Stylish kitchen/Diner with integrated appliances
- East facing garden with timber outbuilding with power and light
- Mainline Station In nearby Letchworth with excellent commuter access to London's Kings Cross 35mins
- Master bedroom with large en-suite and walk in wardrobe
- Private gated driveway leading to garage and off street parking
- Offered with no upward chain



GROUND FLOOR

Entrance Hall

Oak flooring. Stairs rising to first floor. Radiator. Door in to lounge.

Lounge

4.11m x 3.53m (13' 6" x 11' 7")

Multi-paned double-glazed window to front with fitted shutters. Oak flooring. Radiator. Door in to kitchen/dining room.

Kitchen / Dining Room

4.55m x 3.12m (14' 11" x 10' 3")

Range of wall and base units with roll-edged worksurfaces over. Inset stainless steel 1.5 sink and drainer unit with swan neck mixer tap over. Built in electric oven and gas hob with stainless steel splashback and extractor hood over. Space for fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Integrated wine cooler. Radiator. Under stairs storage cupboard. Polished tiled flooring. Multi-paned double-glazed window to front. Door to rear lobby.

Rear Lobby

Polished tiled flooring. Door on to rear garden. Radiator. Door in to cloakroom.



Cloakroom

Low level WC and pedestal wash hand basin with tiled splashback. Obscured multi-paned double-glazed window to side. Polished tiled flooring.

FIRST FLOOR

Landing

Loft access. Doors in to all rooms. Airing cupboard housing hot water tank and shelving.

Bedroom 1

3.94m x 2.87m (12' 11" x 9' 5")
Multi-paned double-glazed window to rear. Radiator. Door to en-suite.
Walk-in wardrobe with hanging rail.

En-suite

Suite comprising low-level WC, pedestal wash hand basin and shower cubicle. Tiled splashbacks. Radiator. Obscured multi-paned double-glazed window to front.



Bedroom 2

4.55m x 2.67m (14' 11" x 8' 9")

Multi-paned double-glazed window to front with fitted shutters.

Radiator. Wood flooring. Built in wardrobes.

Bedroom 3

4.60m x 2.51m (15' 1" x 8' 3")

Multi-paned double-glazed window to rear. Radiator. Wood-effect flooring.

Bathroom

Suite comprising panel enclosed bath with shower attachment, pedestal wash hand basin and low level WC. Obscured multi-paned double-glazed window to rear. Shaver point. Radiator.

OUTSIDE

Front Garden

Enclosed by wrought iron railings and hedge. Paved pathway to front door. Service light.

Rear Garden

Raised decked patio area. Laid to lawn with silver birch tree. Large storage shed with power and light, wooden floor and windows to side to remain. Water tap.

Garage and Parking

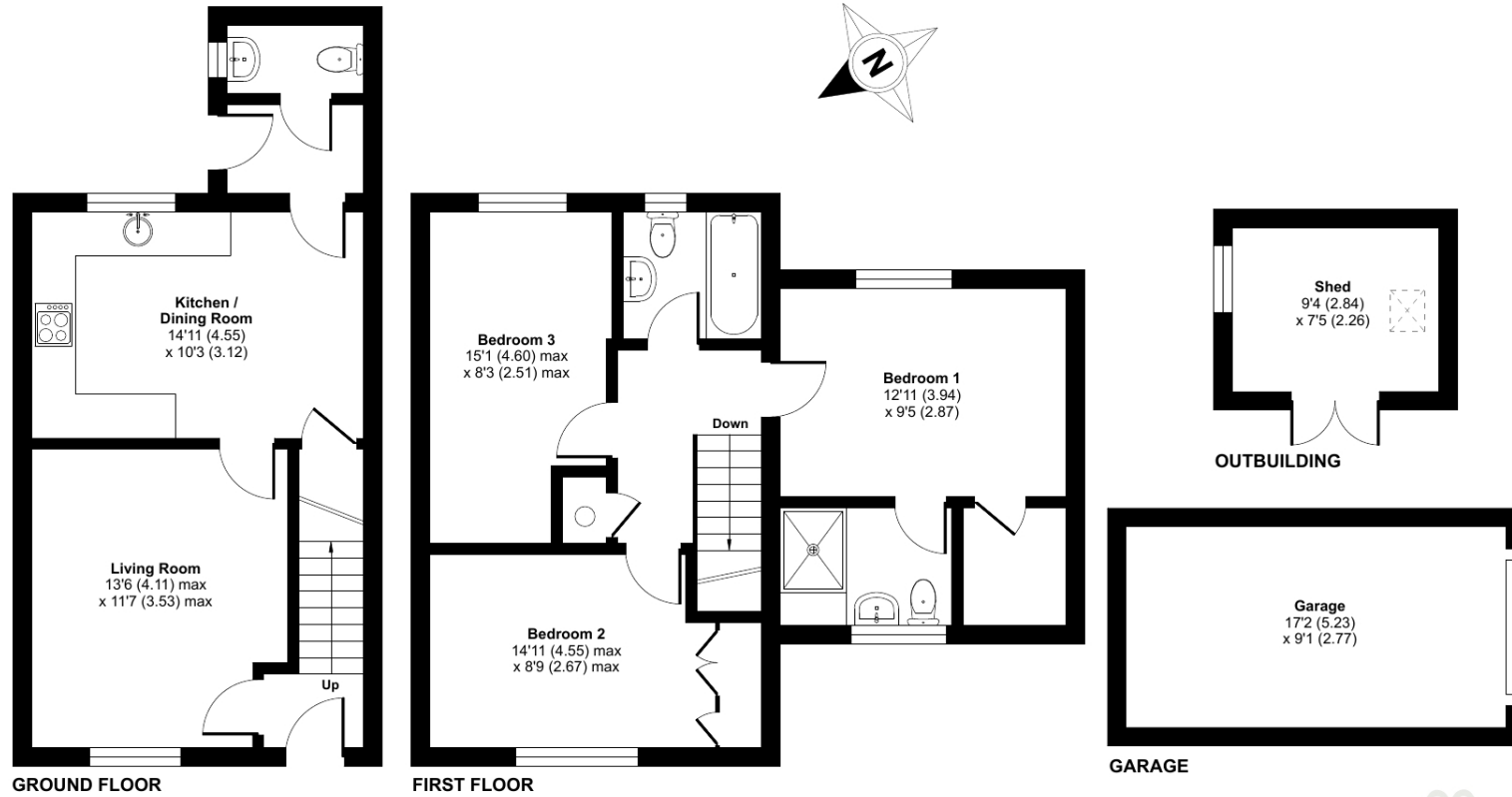
Garage with up and over door. Eve storage. Off road parking in front of garage.



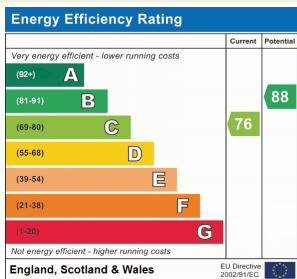


Approximate Area = 989 sq ft / 91.8 sq m
 Garage = 156 sq ft / 14.4 sq m
 Outbuilding = 69 sq ft / 6.4 sq m
 Total = 1214 sq ft / 112.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 1047571



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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