



34 SHAFTESBURY DRIVE,  
FAIRFIELD PARK, SG5 4FS

*Lane &*  
BENNETTS





**34 Shaftesbury Drive  
Fairfield Park  
Hitchin  
SG5 4FS**

A rare opportunity to acquire a fine property in the sought after enclave of Shaftesbury Drive has arisen. This detached and extended four/five bedroom premier property is situated on a private plot, approaching 4000 Sq Ft, including double garage and annex. The property boasts a large kitchen/diner/family room, sizeable lounge and two additional reception rooms. There are 4 bedrooms to the first floor of the main house with en suites to the Master and Bedroom Two. There is a self contained annex above the double garage complete with kitchen - perfect for additional living or home business. Positioned within this award winning development, close to open countryside, farmland, lagoons and bridle path yet within walking distance of the Ofsted "outstanding" Fairfield lower school and superb local amenities; there is a Tesco Express store, Bannatynes Gym and Spa, and hair salon along with a Cricket & Bowls Club. Set over 100 acres of parkland, orchards and walkways, with plenty of communal play areas. Nearby too is a farm shop, butchers, garden centre and Café, as well a local pub and eatery. There is a real feeling of community here. Fairfield Park has fantastic transport links- North & South A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Regular fast trains into London Kings Cross & London St Pancras via Letchworth, Hitchin & Arlesey area short five minute drive, bringing you to the capital in 35-40 mins. London Luton Airport just 20mins drive.



The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

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**BENNETTS**

A FINE FOUR / FIVE BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

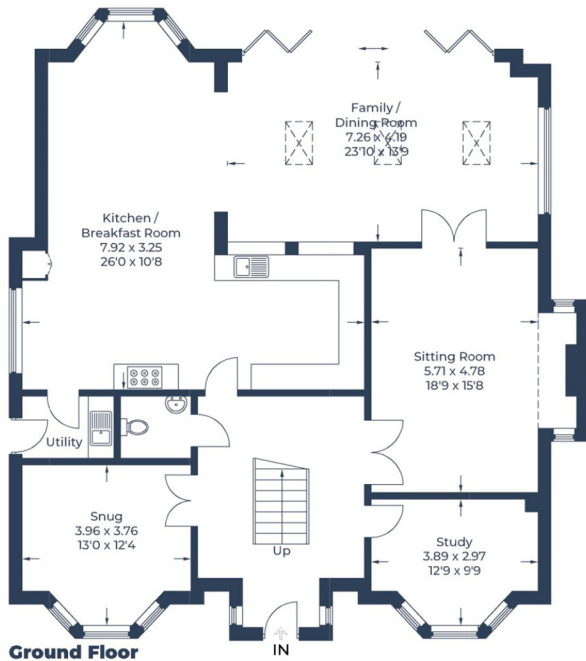


### KEY FEATURES

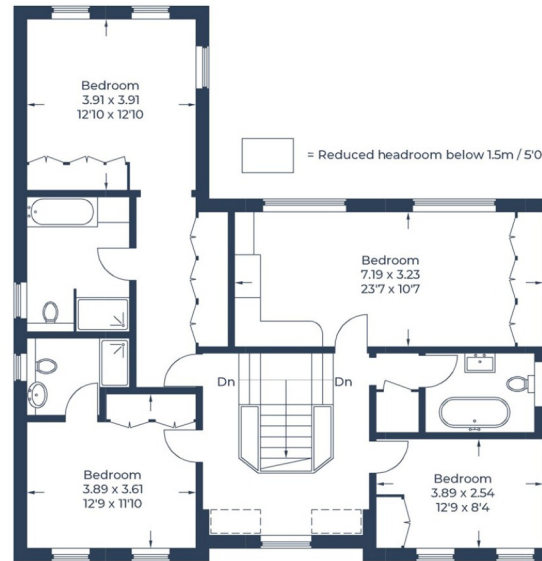
- VAST KITCHEN / DINING / FAMILY AREA
- LARGE LOUNGE WITH FEATURE FIREPLACE
- TWO ADDITIONAL RECEPTION ROOMS
- ANNEX WITH KITCHEN
- DOUBLE GARAGE WITH POWER & LIGHT
- WALLED GARDEN WITH LARGE PATIO
- CENTRAL STAIRCASE & GALLERIED LANDING
- FREEHOLD | EPC: C | Council Tax Band: G



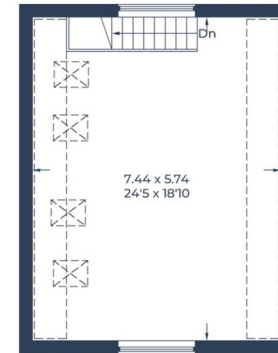
Approximate Gross Internal Area  
 Ground Floor = 155.3 sq m / 1,671 sq ft  
 First Floor = 111.1 sq m / 1,196 sq ft  
 Outbuilding = 87.6 sq m / 943 sq ft  
 Total = 354 sq m / 3,810 sq ft



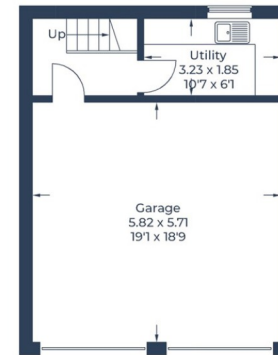
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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 THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.