



**12, Edison Way**  
Fairfield, Hitchin,  
Bedfordshire, SG5 4BE  
**£325,000**

country  
properties

An immaculate detached 'Freehold' coach house in a lovely secluded corner of Fairfield Park backing onto woodland, lovely open plan living area with Juliet balcony, master bedroom with en-suite and Juliet balcony, two garages providing secure parking.

- Immaculately presented throughout
- Lovely open plan living area
- Quiet almost traffic free location
- Two bedrooms, master with ensuite
- 100's of acres of stunning parkland walks
- Double garage with power and light, below the property

#### Ground Floor

##### Entrance

Via part obscure double glazed door into:

##### Entrance Hall

Tiled floor. Radiator. Stairs rising to first floor.

##### First Floor

##### Landing

Velux window to rear. Radiator. Storage cupboard. Doors to all rooms.

##### Kitchen / Dining / Living Room

5.69m x 5.36m (18' 8" x 17' 7")

Wood effect flooring. Radiator. Double-glazed door to Juliet balcony to front. Kitchen area with a range of wall and base units with worksurfaces over and tiled splashbacks. Built-in fridge freezer and washer dryer. Stainless steel sink and drainer unit with swan neck mixer tap over. Built-in dishwasher. Four burner stainless steel gas hob inset to worksurface with stainless steel splashback and extractor hood incorporating light over. Eye level oven. Velux window to rear.

##### Bedroom 1

3.71m x 3.10m (12' 2" x 10' 2")

Double-glazed door with Juliet balcony to front. Radiator. Built-in double wardrobes. Door to en-suite. Air conditioning unit with heat function.



## En-Suite Shower Room

White suite comprising low-level WC, wall mounted wash hand basin and corner shower cubicle. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rails. Velux window to rear.

## Bedroom 2

2.67m x 2.44m (8' 9" x 8' 0")  
Velux window to front. Radiator.

## Bathroom

White suite comprising low-level WC, pedestal mounted wash hand basin and panel enclosed bath. Part tiled walls. Tiled floor. Heated towel rail. Velux window to rear.

## Outside

## Double Garage

Two garages beneath the coach house adjacent to each other, situated to the left of the front door. Garages have power and light and are oversized in length. Left hand garage door is remote controlled.

## Parking

Allocated parking to front of property accessed via electrically controlled wrought iron gated access.

## AGENTS NOTE:

The seller advises that a Ground maintenance charge of £200 per annum is paid for the upkeep of all of the communal areas on Fairfield. An additional payment of £200 per annum is also paid by the residents of the gated close which include paying for the electric gates and upkeep/maintenance of the parking/courtyard area. This fee also includes insurance.

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

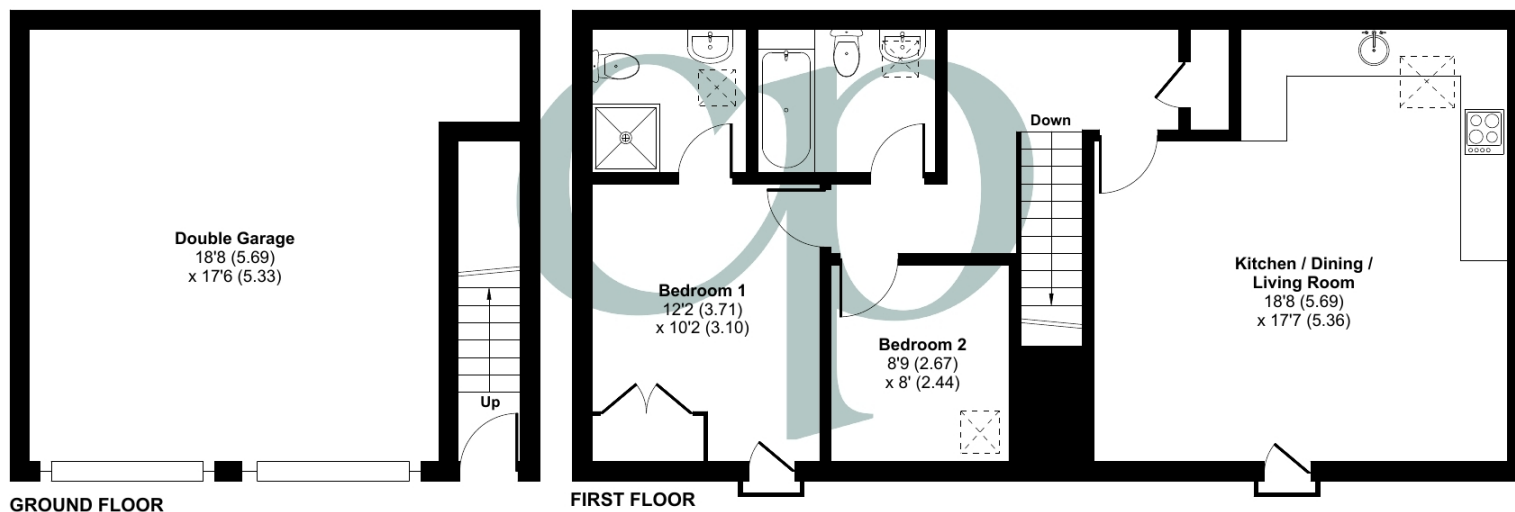




Approximate Area = 774 sq ft / 71.9 sq m  
Garage = 344 sq ft / 31.9 sq m  
Total = 1118 sq ft / 103.8 sq m

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	77	77
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1094074

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

## Viewing by appointment only

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