

Country Properties

15, Beatrice Place

Fairfield, Bedfordshire, SG5 4RZ

OLE. £440,000



Viewing by appointment only

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Set on the ever-popular Fairfield development, this attractive three-bed semi detached home stands out with its decorative brickwork and striking arch detail. The property is well presented throughout and benefits from a study space within the garage, ideal for home or hybrid working. The property enjoys a wrap-around garden with an additional side plot offering extra space and privacy. There is off-road parking on the driveway complete with an EV charger.

- 15ft fully integrated kitchen/diner featuring two front-facing feature windows
- Fantastic presentation - recently redecorated throughout - just move in!
- Master bedroom to the rear of the property with en-suite shower room
- Desirable 'Fairfield Gardens' location with scenic countryside walks nearby
- Driveway leading to garage provides off road parking for 2 cars and EV charger
- Energy efficient home - EPC rating B



Floor Plans

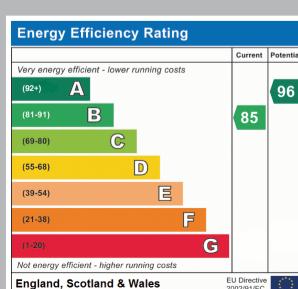


Approximate Area = 975 sq ft / 90.5 sq m
Garage = 231 sq ft / 21.4 sq m
Total = 1206 sq ft / 112 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Country Properties. REF: 1387632

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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.

En Suite

En suite comprising double shower cubicle, wall mounted wash hand basin and low level WC. Tiled splashbacks. Shaver point. Extractor fan. Double glazed obscure window to rear aspect.



Bedroom Two

13' 2" x 7' 6" (4.01m x 2.28m) Double glazed window to front aspect. Radiator.

Bedroom Three

10' 10" max x 7' 10" max (3.29m max x 2.39m max) Double glazed window to front. Radiator enclosed in decorative cover.



OUTSIDE

Front Garden

Shingled front garden with well stocked flowers and shrubs borders. Paved driveway with feature lighting and off road parking space for two cars. EV charger to remain. Paved path to front door with covered storm porch and feature arched window.

Rear Garden

Rear garden enclosed by timber fencing and laid mainly to lawn, with paved patio area and further raised decked patio seating area enclosed by metal balustrade. Raised flower beds with variety of flowers and shrubs. Side garden with grassed lawn and paved path access to front. External water tap. External lights. Personal door to Garage/Office.

Garage

Up and over door. Power and light. Roof void storage. Part used as gym area and part converted for office use with double glazed window to rear, power and light. Door onto rear garden.

