



11 CAVENDISH LANE,  
FAIRFIELD GARDENS, SG5 4SL

*Lane &*  
BENNETTS





11 Cavendish Lane  
Fairfield Gardens  
Hitchin  
SG5 4SL

Lane & Bennetts are delighted to offer this superb nearly new family home, situated in the highly regarded Fairfield Meadow development by Campbell Buchanan. Surprisingly spacious, approaching 1400 Sq Ft / 129 Sq M set over three floors is beautifully presented with a high standard of fittings throughout.

A long wide entrance hall welcomes you to the property, where to your left you will find a 16'8 ft / 5.07m bay fronted living room, ample under stair storage and a wide cloakroom. Ahead the door opens to your stylish Kitchen & dining spaces with integral appliances, and where Bi- Fold doors invite you to sample some Al Fresco living on the patio, or raised decking with canopy. Secure gated access to the rear leads to your two allocated parking spaces.

The three quarter turn stairs brings you to the first floor where two double bedrooms with front & rear aspects are aside of the well fitted family bathroom. A further short staircase leads to the main bedroom suite, with its study/dressing area and en suite shower room.



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

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A FINE FAMILY HOME, IN A GREAT LOCATION, READY TO MOVE IN



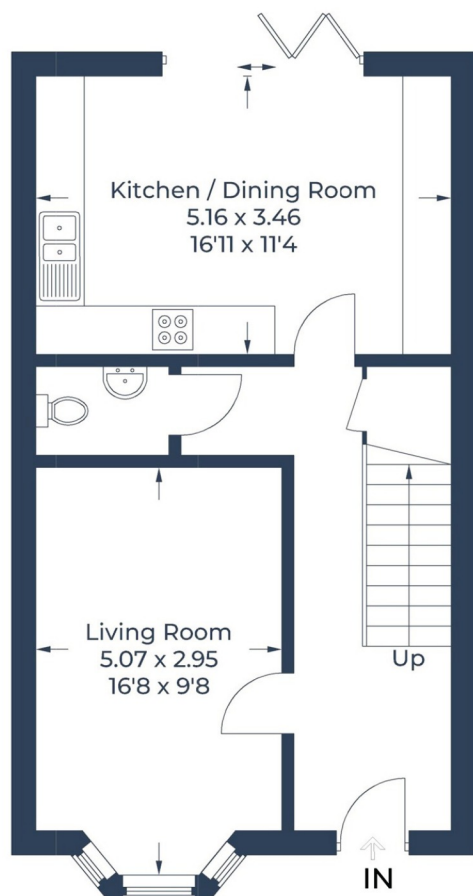
### KEY FEATURES

- THREE DOUBLE BEDROOMS
- MODERN KITCHEN WITH BI-FOLD DOORS
- SPACIOUS & FLEXIBLE ACCOMMODATION
- BAY FRONTED LIVING ROOM
- STUDY & EN SUITE TO MASTER BEDROOM
- GROUND FLOOR CLOAKROOM
- TWO ALLOCATED PARKING SPACES
- FREEHOLD | Council Tax: D | EPC: B

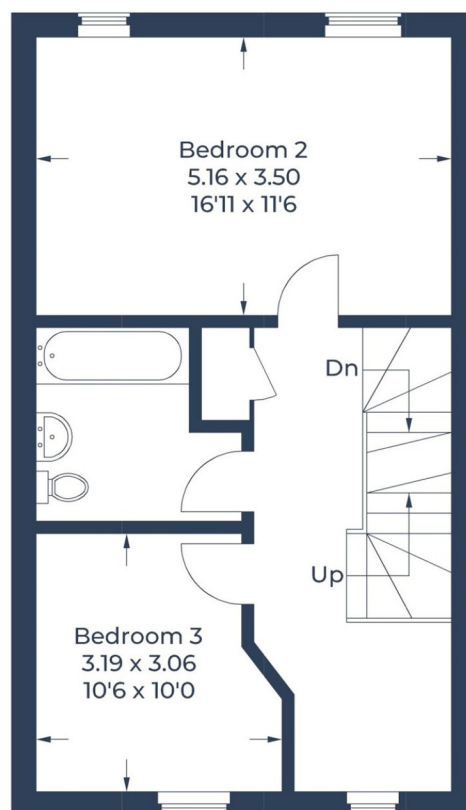




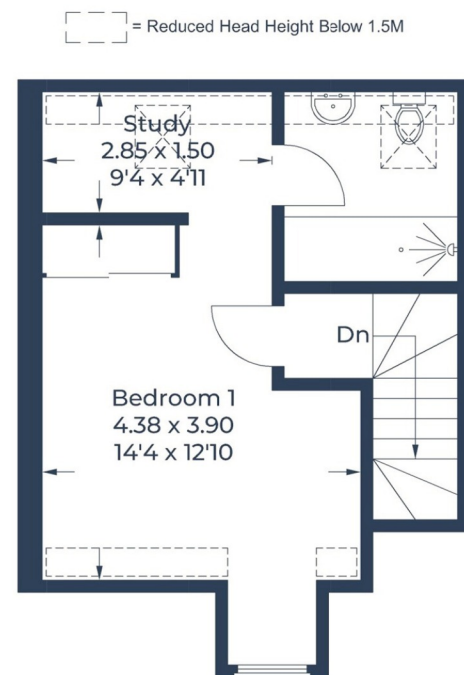
Approximate Gross Internal Area  
 Ground Floor = 49.5 sq m / 533 sq ft  
 First Floor = 48.1 sq m / 518 sq ft  
 Second Floor = 31.4 sq m / 338 sq ft  
 Total = 129.0 sq m / 1,389 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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 REGULATIONS 2008 & THE BUSINESS  
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 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 purchases should check  
 the accuracy of the measurements  
 themselves.