



Fairfield Hall

Kingsley Avenue, Fairfield, Hitchin,
Bedfordshire, SG5 4FX
£325,000

country
properties

A beautifully updated and character-filled 2 bedroom ground floor apartment in the prestigious Fairfield Hall. Situated in the desirable Bedford Wing, the property features its own private entrance, exclusive-use garden, spacious 16ft living/dining room, and a stylish mezzanine-level bedroom. Recently modernised throughout, including a new combi boiler (Nov 2024), new flooring and re-decorated. Surrounded by acres of beautiful countryside walks and close to local amenities.

- New combi boiler fitted in November 2024
- New flooring throughout in April 2025
- New spot lights added to the living room in April 2025
- Plumbing added into upstairs cupboard for washing machine
- Extra storage in Bedroom 1 under raised bed area
- Private garden area with exclusive use
- Private front door entrance
- Surrounded by acres of beautiful well maintained countryside walks
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club
- Allocated & visitor parking available

INTERNAL

Entrance Hall

LVT herringbone style flooring. Carpeted stairs to mid landing. Radiator. Storage cupboard housing a stopcock. Stairs up to landing with Doors to Bedroom One and Bathroom. Storage cupboard housing a tumble dryer subject to separate negotiation. Stairs down to Living room / Dining Room. Carpeted stairs rising up to the Mezzanine floor.

Living / Dining Room

16' 1" x 14' 1" (4.90m x 4.30m) Two windows to rear aspect. Velux window to rear. Two radiators. Wall paneling. Opening to Kitchen.

Kitchen

9' 10" x 7' 7" (2.99m x 2.30m) A range of wall and base units with marble effect worksurfaces over and matching splashbacks. Inset white ceramic sink and drainer unit with swan neck mixer tap over. Integrated oven and grill and inset electric Neff hob with stainless steel extractor fan over. Integrated dishwasher and integrated fridge/freezer to remain. Radiator. LVT Herringbone style wood effect flooring. Large multi pane window to rear aspect.



Bedroom One

16' 10" (max) x 11' 1" (5.14m max x 3.39m) Three dual aspect windows to side aspect. Three windows to front aspect. Wood effect vinyl flooring. Two radiators. Steps up to raised bed area with storage space below.

Bathroom

Bathroom suite comprising pedestal wash hand basin, low level WC and bath tub with shower over and shower screen to side. Wall mounted mirrored cabinet and large wall mounted bathroom mirror. Tiled effect flooring. Part tiled walls. Chrome heated towel rail. Window to side aspect with fitted shutters.

MEZZANINE FLOOR

Mezzanine landing

Cupboard with plumbing and space for washing machine, subject to separate negotiation and housing a combination boiler. Fitted carpet. Door to Bedroom Two. Loft hatch.

Bedroom Two

12' 10" x 9' 2" (3.90m x 2.80m) Mezzanine bedroom overlooking Living room. Velux window to rear aspect. Fitted carpet. Radiator.

OUTSIDE

Rear Garden

Exclusive use of rear garden. Paved patio area and shingled area with shrubs, enclosed by hedges.

Parking

Allocated parking for one car plus visitors parking.

Local Area

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of stunning parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to Kings Cross / St Pancras in less than 40 minutes. With a well regarded lower school, a Tesco convenience store, hairdressers, community hall, garden centre, number of playgrounds, many beautiful countryside walks, nearby lagoons, Bannatyne's gym, Cricket and Bowls Club, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.

Agents Note

Length of lease: 999 years from 1 January 2003

The vendor informs us that the current annual service charge is approx. £240 pcm and Ground rent is £150 pa

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

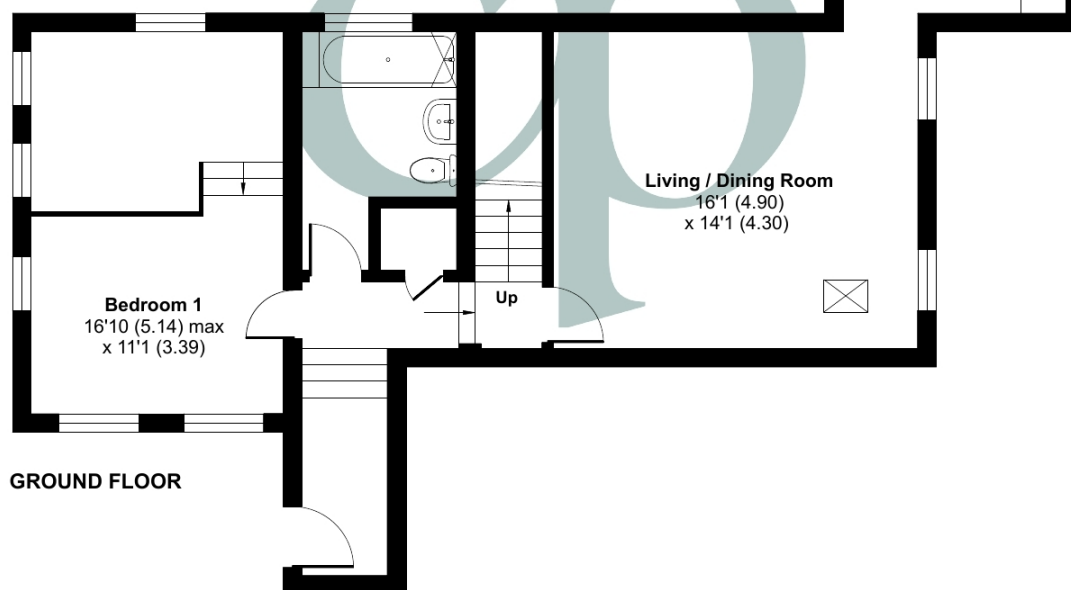




Denotes restricted
head height



MEZZANINE



GROUND FLOOR

Approximate Area = 870 sq ft / 80.8 sq m
Limited Use Area(s) = 7 sq ft / 0.6 sq m
Total = 877 sq ft / 81.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	58	69
A		
(81-91)		
B		
(69-80)		
C		
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1358909

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Viewing by appointment only

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