



Beatrice Place

Fairfield, Hitchin,
Bedfordshire, SG5 4RZ
£445,000

country
properties

Situated within the popular Fairfield Gardens development, this well-presented three-bedroom home is offered CHAIN FREE! The property features spacious living room, kitchen/diner and convenient downstairs cloakroom. First floor offers spacious master bedroom with en-suite and fitted storage, two further well-proportioned bedrooms, and a modern family bathroom. Externally, the home benefits from a garage and driveway parking for two vehicles, complete with an EV charging point. To the rear is a large split level garden plot, offering excellent outdoor space for entertaining, families, or future landscaping potential.

- Offered chain free – Just move in!
- Quiet cul de sac location
- Garage and off road parking for two cars with EV charger in place
- Countryside walks on our doorstep
- Master bedroom with en suite shower room and fitted wardrobes
- Excellent commuter access into London via Arlesey or Letchworth main line train station
- 10 years NHBC guarantee, valid until June 2028
- Amtico Luxury wood effect vinyl flooring throughout ground floor

INTERNAL

GROUND FLOOR

Entrance Hall

Amtico luxury wood effect vinyl flooring. Doors into Kitchen/ Dining room, Living room and Cloakroom. Understairs storage cupboard. Carpeted stairs rising to first floor. Radiator. Built in cupboard. Security system panel.

Kitchen/ Dining Room

15' 9" x 10' 6" (4.79m x 3.21m) A range of wall and base units with worksurfaces with upstands over. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Integrated Bosch oven and gas hob with Bosch stainless steel extractor fan over and splashback. Integrated dishwasher. Integrated fridge/freezer. Plumbing and space for washing machine. Amtico luxury wood effect vinyl flooring. Two windows to front aspect. Radiator.

Living Room

15' 7" x 11' 8" (4.74m x 3.55m) Double glazed French patio doors onto rear garden. Amtico luxury wood effect vinyl flooring. Two radiators.

Cloakroom

Wash hand basin with tiled splashback and low level WC. Amtico luxury wood effect vinyl flooring. Radiator.

FIRST FLOOR

Landing

Large overstairs storage cupboard. Doors to all bedrooms and family bathroom. Loft hatch.



Bedroom One

11' 10" max x 11' 4" (3.60m max x 3.45m) Double glazed window to rear aspect. Fitted carpet. Built in wardrobes and overbed cupboards. Radiator. Door to En suite.

En Suite

White suite comprising wall mounted wash hand basin, low level WC and fully tiled walk in double shower cubicle. Part tiled walls with Porcelanosa tiles. Amtico luxury wood effect vinyl flooring. Heated towel rail. Double glazed window to rear aspect.

Bedroom Two

10' 9" max x 8' 6" max (3.28m max x 2.58m max) Window to front aspect. Fitted carpet. Built in wardrobes. Radiator.

Bedroom Three

13' 2" x 6' 11" (4.02m x 2.10m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bathroom

White suite comprising wall mounted wash hand basin, low level WC and panel enclosed bath with shower over, fully tiled splashback wall with Porcelanosa tiles and shower screen to side. Part tiled walls with Porcelanosa tiles. Wood effect vinyl flooring. Heated towel rail. Shaver point.

OUTSIDE

Front Garden

Grassed lawn area and paved path leading to entrance door with covered storm porch and feature arched window.. Established hedges to side. External lights.

Rear Garden

Enclosed by timber fencing and mainly laid to lawn. Paved patio area and paved path leading to rear decked seating area enclosed by iron railings. Established trees. Garden shed to remain. Personnel door to garage. Gated access and steps down to further patio area enclosed by iron railings. External power socket.

Garage and Parking

Garage with up and over door, power and light. Block paved driveway providing off road parking space for two cars. Smart EV tariff compatible EV charger. External lights.

Agents Note

Vendor informs us the service/maintenance charge is currently £30.26/month

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



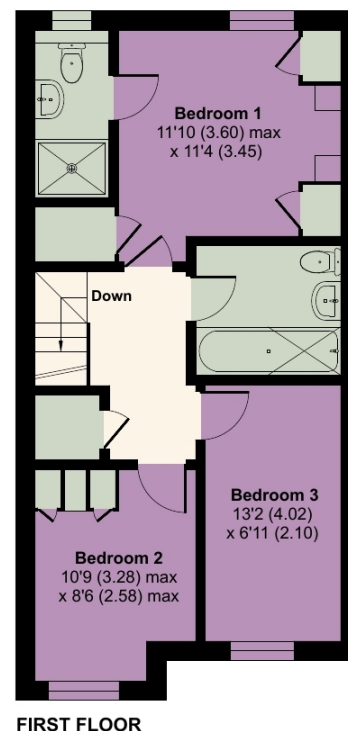
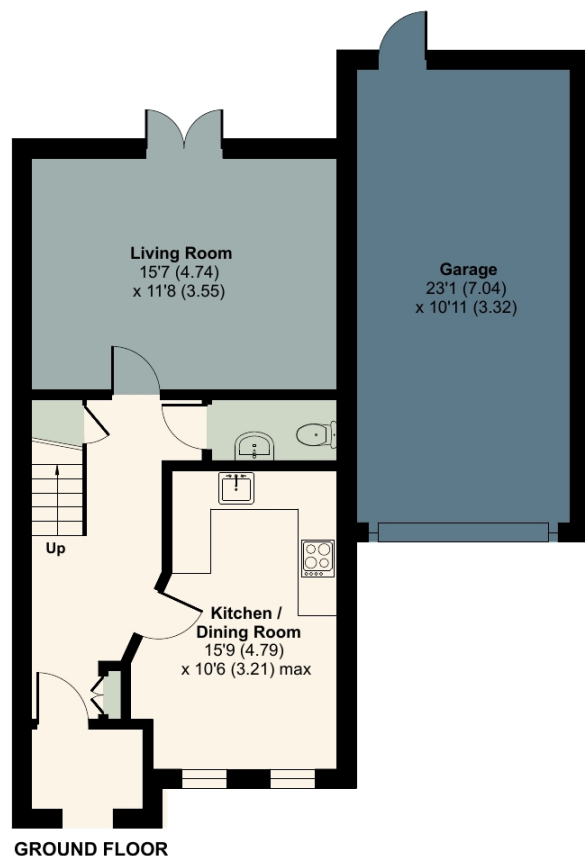


Approximate Area = 994 sq ft / 92.3 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 1246 sq ft / 115.7 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 96 |
| (81-91) | B | 85 |
| (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). © nchecon 2026. Produced for Country Properties. REF: 1410533



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

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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