



15, Dickens Boulevard

Fairfield,  
Bedfordshire, SG5 4FD

£575,000

country  
properties



This well-presented 4-bedroom home, located in the highly sought-after Fairfield Park development, offers generous living space and has been beautifully maintained throughout. Ideally positioned just a short walk from Fairfield's local amenities and well-regarded schools, the property provides excellent convenience for families and commuters alike. Additional benefits include an en-suite and walk-in-wardrobe to the main bedroom, off-street parking, a garage, and easy access to countryside walks to enjoy.

- Prime location within Fairfield close to amenities and schools
- Walk in wardrobe and en-suite to main bedroom
- Easy access to travel links such as A1(M) and Arlesey and Letchworth mainline stations
- Low maintenance rear garden perfect for entertaining
- Off road parking & integral garage with access to utility room
- Beautifully presented throughout – just move in !

## INTERNAL

## GROUND FLOOR

### Entrance Hall

Carpeted stairs rising to first floor. Doors to Kitchen/Dining room and to Living room.

### Kitchen/ Dining Room

14' 4" x 10' 5" (4.38m x 3.18m) A range of wall and base units with Quartz worksurfaces over and upstands. One and half bowl ceramic sink and drainer unit with swan neck stainless steel mixer tap over with flexi swivel spout and a separate swan neck hot water tap. Space for range style cooker. Stainless steel Rangemaster extractor hood over and matching Quartz splashback. Integrated microwave. Integrated dishwasher. Space for fridge/freezer. Central kitchen island/breakfast bar with storage units . Spotlights. Radiator. Ceramic tiled flooring. Two double glazed windows with fitted shutters to front aspect.

### Living Room

23' 11" (max) x 11' 9" (max) (7.30m max x 3.59m max) Wood effect flooring. Feature electric fireplace. Three radiators. Two double glazed windows to front aspect and Double glazed French patio doors onto rear garden with double glazed windows to either side and sloping glazed roof above.

### Hallway

Door to Utility room and opening to Living room. Understairs storage cupboard.

### Utility Room

9' 5" x 5' 1" (2.86m x 1.56m) A range of wall and base units with worksurfaces over. Inset ceramic sink and drainer unit with stainless steel mixer tap over. Plumbing and space for washing machine and tumble dryer. Radiator. Ceramic tiled flooring. Door to Cloakroom. Patio doors to rear garden. Personnel door into Garage.



## Cloakroom

Part tiled cloakroom comprising wall mounted wash hand basin and low level WC. Radiator. Ceramic tiled flooring. Double glazed window to rear aspect.

## FIRST FLOOR

### Landing

Doors to all bedrooms and Bathroom. Airing cupboard. Loft access. Double glazed window to side. Radiator.

### Bedroom One

13' 10" x 10' 10" (4.22m x 3.29m) Master bedroom with double glazed window to front aspect. Fitted carpet. A range of built in wardrobes. Radiator. Door to Walk in wardrobe with built in wardrobes. Fitted carpet. Door to En Suite.

### En Suite

Part tiled En Suite comprising wall mounted wash hand basin, low level WC and fully enclosed double shower cubicle. Heated towel rail. Wood effect flooring. Part pitched ceiling. Obscure double glazed window.

### Bedroom Two

14' 8" x 9' 6" (4.46m x 2.89m) Two double glazed windows to rear aspect. A range of built in wardrobes. Fitted carpet. Two radiators. Door into Bathroom.

### Bedroom Three

14' 10" (max) x 11' 11" (max) (4.52m max x 3.64m max) Double glazed window to front aspect. Fitted carpet. Built in double wardrobe with sliding doors. Radiator.

### Bedroom Four

8' 8" x 8' 5" (2.65m x 2.57m) Double glazed window to rear aspect. Fitted carpet. Radiator.

## Bathroom

White suite comprising wall mounted wash hand basin, low level WC and bath tub with shower over, shower screen to side and fully tiled splashback wall. Wood effect vinyl flooring. Heated towel rail. Obscure double glazed window to side aspect.

## OUTSIDE

### Front Garden

Enclosed by low brick retaining wall and wrought iron railings. Wrought iron gate. Decorative shingles and paved path to front door. Shared access to rear via a carport.

### Rear Garden

Rear garden enclosed by timber fencing with paved patio area, decorative slate area and step up to raised decking area. Gated side access to rear.

### Garage and Parking

Single integral garage with up and over door. Power and light. Internal door to Utility room. Off road parking space in front of the garage for one car.

## AGENTS NOTE

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

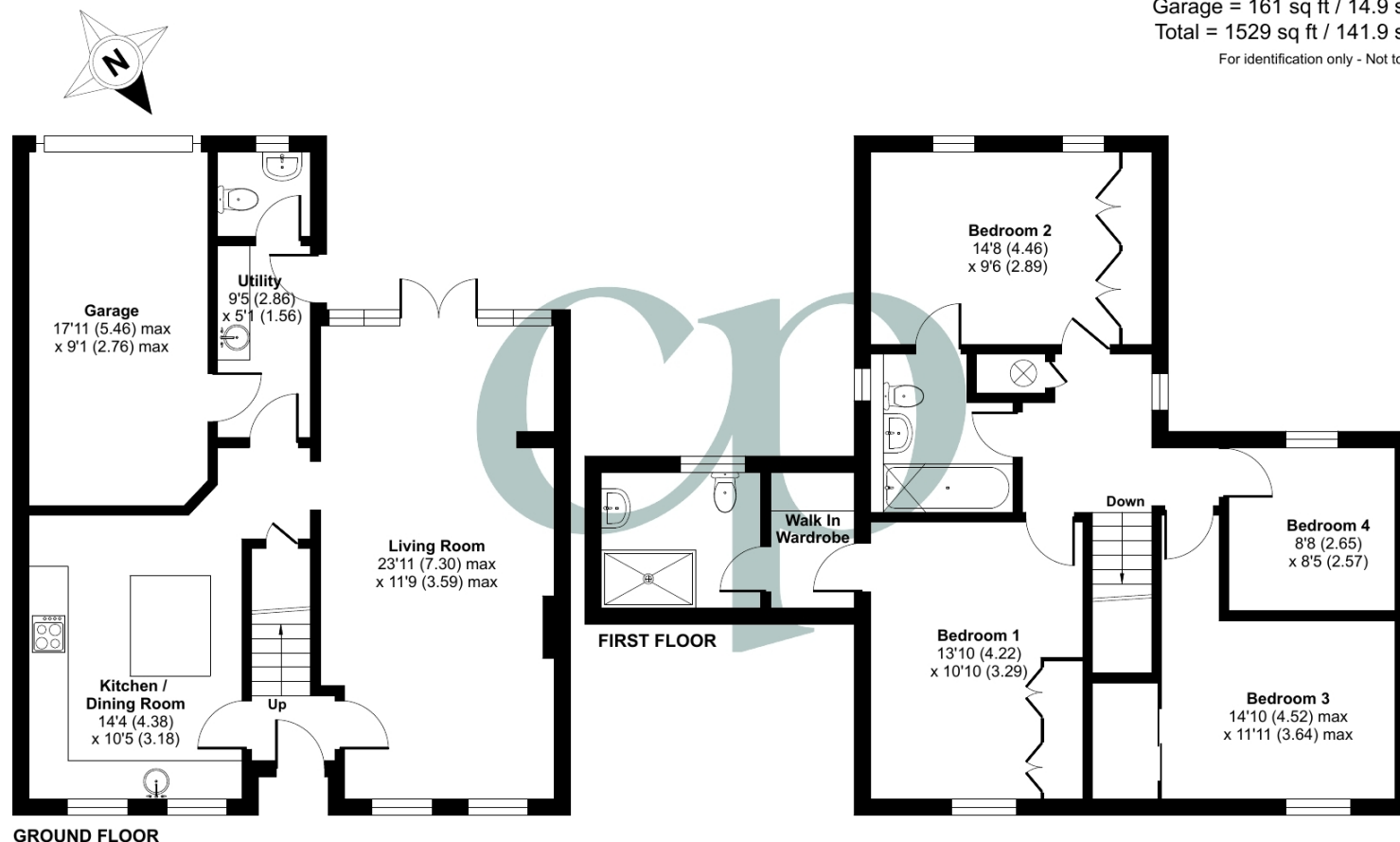


Approximate Area = 1368 sq ft / 127 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1529 sq ft / 141.9 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). © nchecon 2025. Produced for Country Properties. REF: 1315779

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## Viewing by appointment only

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