



Fleming Drive

Fairfield, Hitchin,
Bedfordshire, SG5 4FF
Offer in excess of £1,000,000

country
properties

This double fronted substantial 5 bedroom family home arranged over 3 floors built in 2006 in a Victorian style with a classic architectural design has been updated to provide a high specification finish and attention to detail.

Set in the popular Fairfield development with countryside walks on your doorstep the property is ideally situated for commuters with approx. 35 mins into London Kings Cross via Letchworth mainline station.

The private enclosed rear garden has been professionally landscaped and is surrounded by ambient lighting which is automatically controlled by dusk to dawn sensors.

The driveway and detached double garage with power and light, EV charging and boarded roof space is accessed via remote controlled gates

The property is offered in immaculate condition throughout and benefits from contemporary upgrades to the Kitchen, utility and bathrooms.

- Master bedroom with contemporary en suite and built in wardrobes
- Beautifully landscaped south facing rear garden with ambient lighting
- Fantastic presentation and attention to detail - Just move in
- Stylish fully integrated re-fitted kitchen with granite worktops and breakfast bar
- A spacious family friendly layout with five double bedrooms
- Excellent commuter access via nearby Letchworth station. Approx. 35mins to London Kings Cross







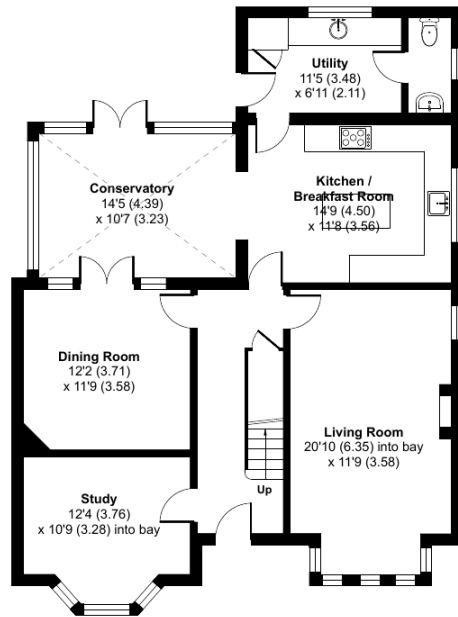


Denotes restricted head height

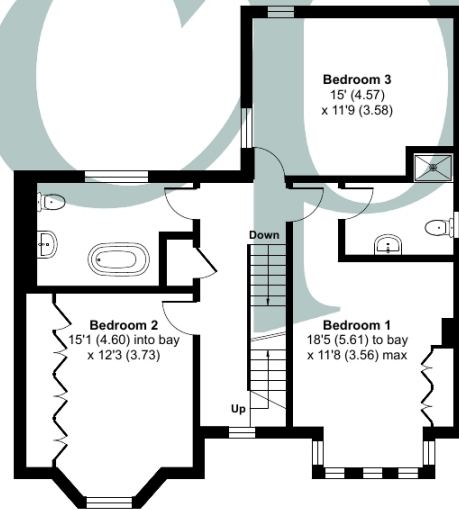
Approximate Area = 2320 sq ft / 215.5 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Outbuilding = 377 sq ft / 35 sq m
Total = 2738 sq ft / 254.3 sq m

For identification only - Not to scale

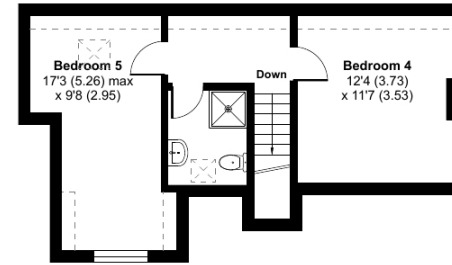
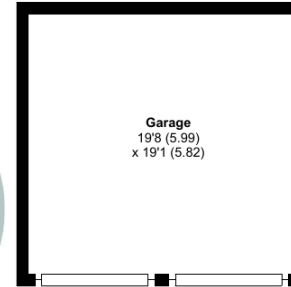
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1100275

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

Viewing by appointment only

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