



# Dickens Boulevard

Stotfold, Hitchin,  
Bedfordshire, SG5 4FD  
**£475,000**

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properties



This superbly presented double fronted 2 bedroom home boasts well balanced living space. Situated on the popular 'Fairfield' development with countryside walks on your doorstep and local amenities. A single garage with EV charging point and allocated parking are located to the rear of the property.

- Re-fitted Kitchen in 2023 with Quartz work surfaces
- Dining room with french doors opening onto the rear garden
- Master bedroom with built in wardrobes and en suite bathroom
- Excellent commuter access via Arlesey and Letchworth mainline train stations direct to London St Pancras
- 18ft (max) living room with a feature fireplace
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood flooring. Doors into kitchen, living room and cloakroom. Radiator. Double glazed sash window to front aspect. Stairs rising to first floor with understairs storage space.

#### Living Room

18' 3" (max) x 11' 3" (max) (5.56m max x 3.42m max) Open plan to kitchen and dining room. Dual aspect double glazed windows to front and rear aspect. Feature gas fireplace with stone surround. Two double radiators. Storage cupboards. Wood flooring.

#### Kitchen

11' 10" (max) x 9' 10" (3.61m max x 2.99m) Re-fitted kitchen with a range of wall and base units with Quartz worksurfaces over. Stainless steel 'Franke' sink and drainer unit with mixer tap over. Integrated oven and hob with extractor fan over. Integrated dishwasher, fridge/freezer and microwave. Space and plumbing for washing machine. Karndean tiled effect flooring. Window to rear aspect.

#### Dining Room

15' 11" x 10' 8" (4.85m x 3.25m) Four double glazed windows to both sides and double glazed French doors onto rear garden. Two radiators. Karndean tiled effect flooring. Built in storage cupboards.

#### Cloakroom

Cloakroom comprising pedestal wash hand basin and low level WC. Extractor fan. Ceramic tiled flooring. Radiator.



## FIRST FLOOR

### Landing

Large landing with space for office area. Doors to all rooms. Airing cupboard with fitted shelving and housing hot water tank and boiler. Double glazed sash window to front. Radiator. Loft access to partially boarded loft with light.

### Bedroom One

17' 11" x 11' 3" (5.46m x 3.44m) Master bedroom with double glazed window to front and rear aspect. Fitted wardrobes. Wood flooring. Two radiators. Door to En Suite.

### En Suite

Fully tiled En Suite comprising pedestal wash hand basin, low level WC and double shower cubicle. Ceramic tiled flooring. Chrome heated towel rail. Extractor fan.

### Bedroom Two

11' 6" x 10' 2" (3.51m x 3.10m) Double glazed window to rear. Wood flooring. Built in wardrobes. Radiator.

### Bathroom

Bathroom suite comprising pedestal wash hand basin, low level WC and panelled bath tub with shower over and glass shower screen to side. Ceramic tiled flooring. Chrome heated towel rail. Extractor fan.

## OUTSIDE

### Front Aspect

Low level brick retaining wall to front with wrought iron fencing and wrought iron gated access. Footpath leading to entrance door. Flower and shrub borders.

### Rear Garden

Enclosed private rear garden. Laid to astro turf lawn. Paved patio seating area. Raised wood planters with various established flowers and shrubs. External water tap. Paved footpath to rear gated access to garage.

### Garage and Parking

Single garage with up and over door. Power and light. Parking space for one car in front of garage. EV charging point.

### Agents Note

The vendor informs us that the current annual maintenance charge for upkeep of the communal areas is £300 per annum.

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



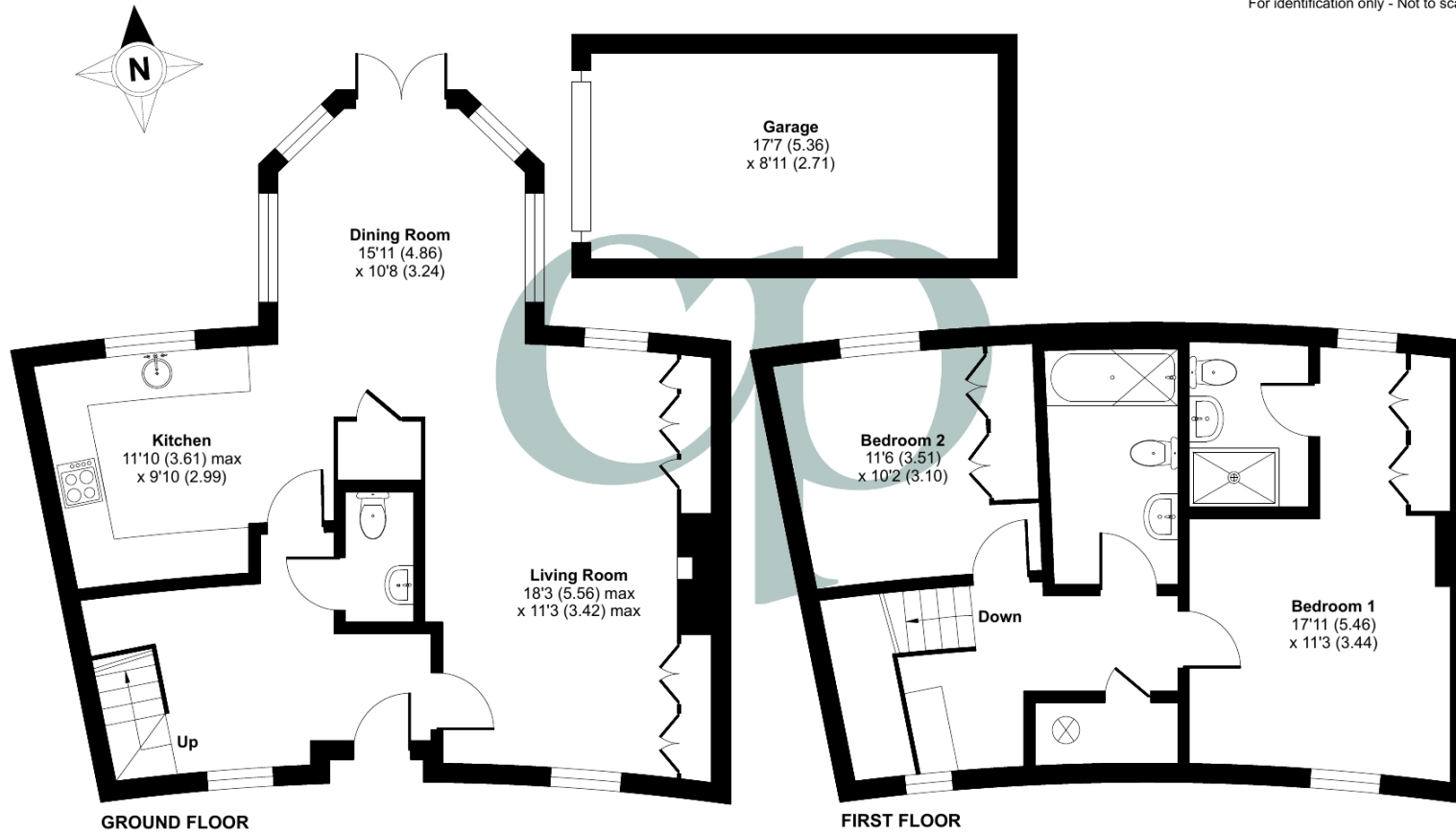
Approximate Area = 1100 sq ft / 102.1 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1256 sq ft / 116.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	73	
(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 2025. Produced for Country Properties. REF: 1233451

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## Viewing by appointment only

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