



# Anderson Walk

Fairfield, Hitchin  
Bedfordshire, SG5 4FA  
Offers in Excess of £500,000

country  
properties



This immaculate cottage style 3 bedroom detached home situated on the sought after 'Fairfield' development, benefits from a Inglenook fireplace, sunny south west facing garden, secure off road parking and garage, with Countryside walks and local amenities on your doorstep.

- Excellent commuter access into London via Arlesey main line station ( St Pancras in 38 mins)
- Off road parking for up to 2 cars
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club
- Just Move in !
- Tucked away and set back from the road
- Newly updated Bathroom, WC and Kitchen
- Peaceful location on an Idyllic walkway
- Updated features through-out to boast the Cottage feel
- Inglenook Fireplace

## Ground Floor

### Entrance Hall

Entrance hall with fitted carpet and doors to cloakroom, living room and dining room.

### Living Room

13' 4" (max) x 10' 0" (4.07m max x 3.04m)  
Double glazed window to front aspect. Inglenook fireplace with log burner. Two radiators. Double glazed French doors onto rear garden. Stairs to first floor.

### Dining Room

13' 2" x 8' 8" (4.02m x 2.64m) Double glazed window to front and side aspect. Wood effect vinyl flooring. Radiator. Understairs storage cupboard. Door into kitchen.

### Kitchen

9' 7" x 9' 3" (2.93m x 2.81m) A range of wall and base units with worksurfaces over and tiled splashbacks. Space for range style cooker with extractor hood over. Space for dishwasher. Space for fridge/freezer. Butler style sink with swan neck mixer tap over. Ceramic tiled flooring. Door into utility room. Double glazed window to rear aspect.



## Utility Room

9' 10" x 5' 7" (3.00m x 1.71m) A range of base units providing storage with work surface over and tiled splashbacks. Space and plumbing for washing machine. Stainless steel sink with drainer and mixer tap over. Storage cupboard housing wall mounted gas boiler. Ceramic tiled floor. Radiator. Door into airing cupboard housing a water tank. Double glazed window to rear aspect. Part obscure double glazed patio door to side.

## Cloakroom

Wash hand basin and low level WC. Ceramic tiled flooring. Radiator.

## First Floor

### Landing

Window to rear. Storage cupboard. Radiator. Doors to all bedrooms and bathroom.

### Bedroom One

13' 4" x 9' 8" (max) (4.06m x 2.94m max) Master bedroom with a range of built-in wardrobes. Further storage cupboard. Double glazed window to front aspect. Radiator.

### Bedroom Two

9' 9" x 9' 5" (2.97m x 2.86m) Double glazed window to side aspect. Radiator.

### Bedroom Three

10' 8" x 6' 11" (3.24m x 2.11m) Double glazed window to front aspect. Access to loft space. Radiator.

## Bathroom

Part tiled bathroom with suite comprising pedestal wash hand basin, low level WC and rolltop freestanding bath tub with rainfall shower over, separate hand shower attachment, fully tiled splashback wall and shower screen to side. Radiator. Ceramic tiled flooring. Obscure double glazed window to side aspect.

## Outside

### Rear Garden

Rear garden mainly laid to lawn, with paved footpath leading to rear gated access. Paved patio area. External light. External water tap. Variety of shrubs and trees.

### Front Garden

Small front garden enclosed by low brick wall with iron railings and gate. Footpath to front door. Mature shrubs and trees.

## Garage

Single garage with up and over door, power, light and roof storage.

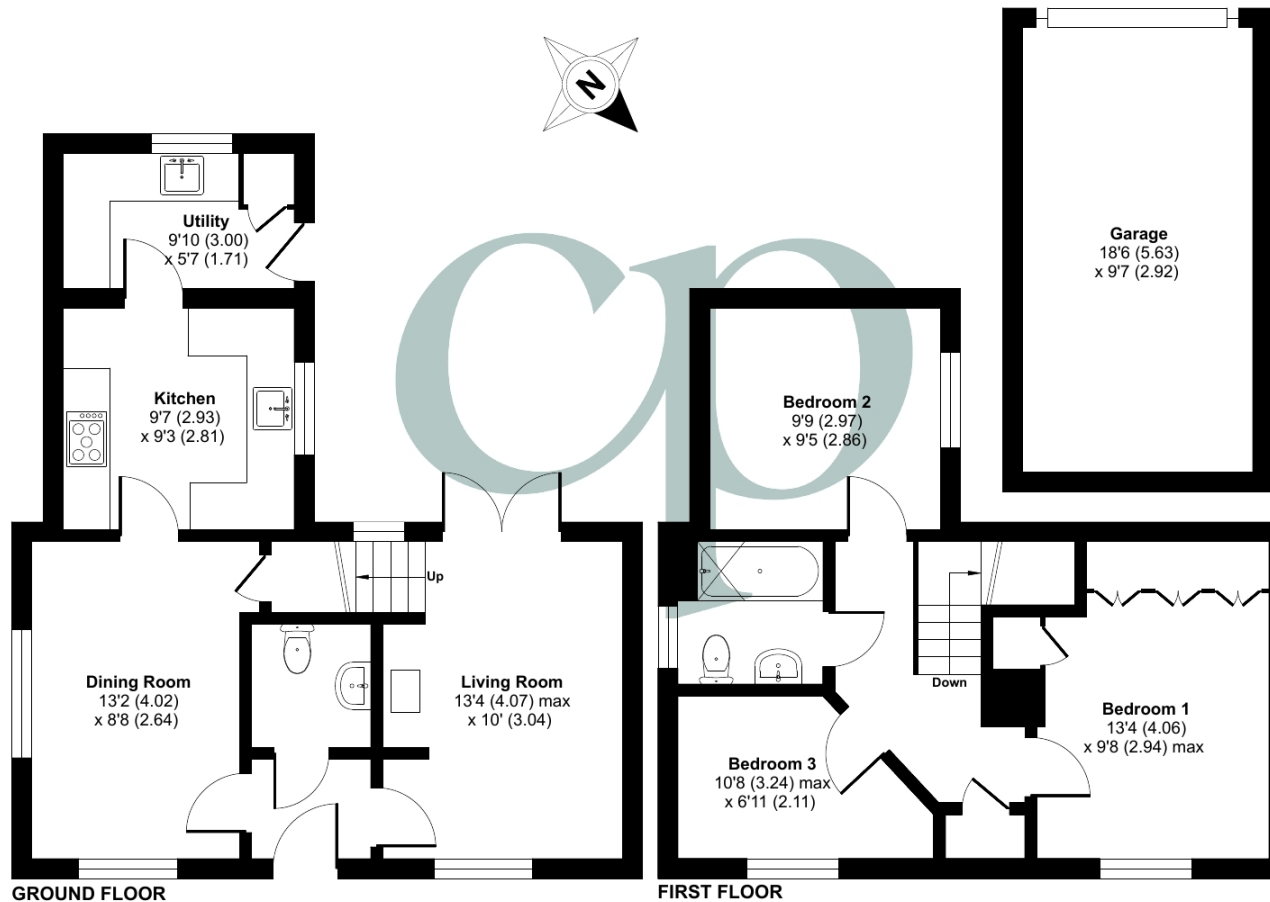
## Parking

Allocated off road parking spaces to rear of the property.



Approximate Area = 930 sq ft / 86.3 sq m  
 Garage = 177 sq ft / 16.4 sq m  
 Total = 1107 sq ft / 102.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>87</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>75</b>
(1-20)	<b>G</b>	
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: 1252660

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## Viewing by appointment only

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