



# Fairfield Hall

Kingsley Avenue, Fairfield, Hitchin,  
Bedfordshire, SG5 4FZ

£290,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Situated on the sought after South side of the desirable Fairfield Hall, this 2 bedroom split level apartment is on the second floor with amazing views of the South lawn and the orchard beyond. The property has a spacious open plan living / dining room and fitted kitchen with appliances, there is a good size double bedroom and cloakroom on the entrance level, and on the upper level there is a very spacious master bedroom and bathroom with mezzanine landing overlooking the living space below. With views over the attractive roof tops of the hall, this is a lovely, quiet retreat from the world.



- Bright and spacious split level apartment
- South facing sitting/dining room
- Large master bedroom and bathroom on first floor
- Double bedroom & cloakroom on ground floor
- Sash windows with views across the South lawn
- Nicely presented throughout
- EPC - C
- 925 sq ft
- Council Tax - Band D
- Service charge - approx. £856 per quarter





## Room Sizes

Living Room - 23' 2" x 11' 6" (max) (7.06m x 3.51m)

Kitchen Area - 8' 11" x 8' 4" (2.72m x 2.54m)

Bedroom 2 - 12' 8" x 10' 5" (3.86m x 3.17m)

Cloakroom - 6' 2" x 3' 5" (1.88m x 1.04m)

Bedroom 1 - 17' 10" (max) x 13' 2" (max) (5.44m x 4.01m)

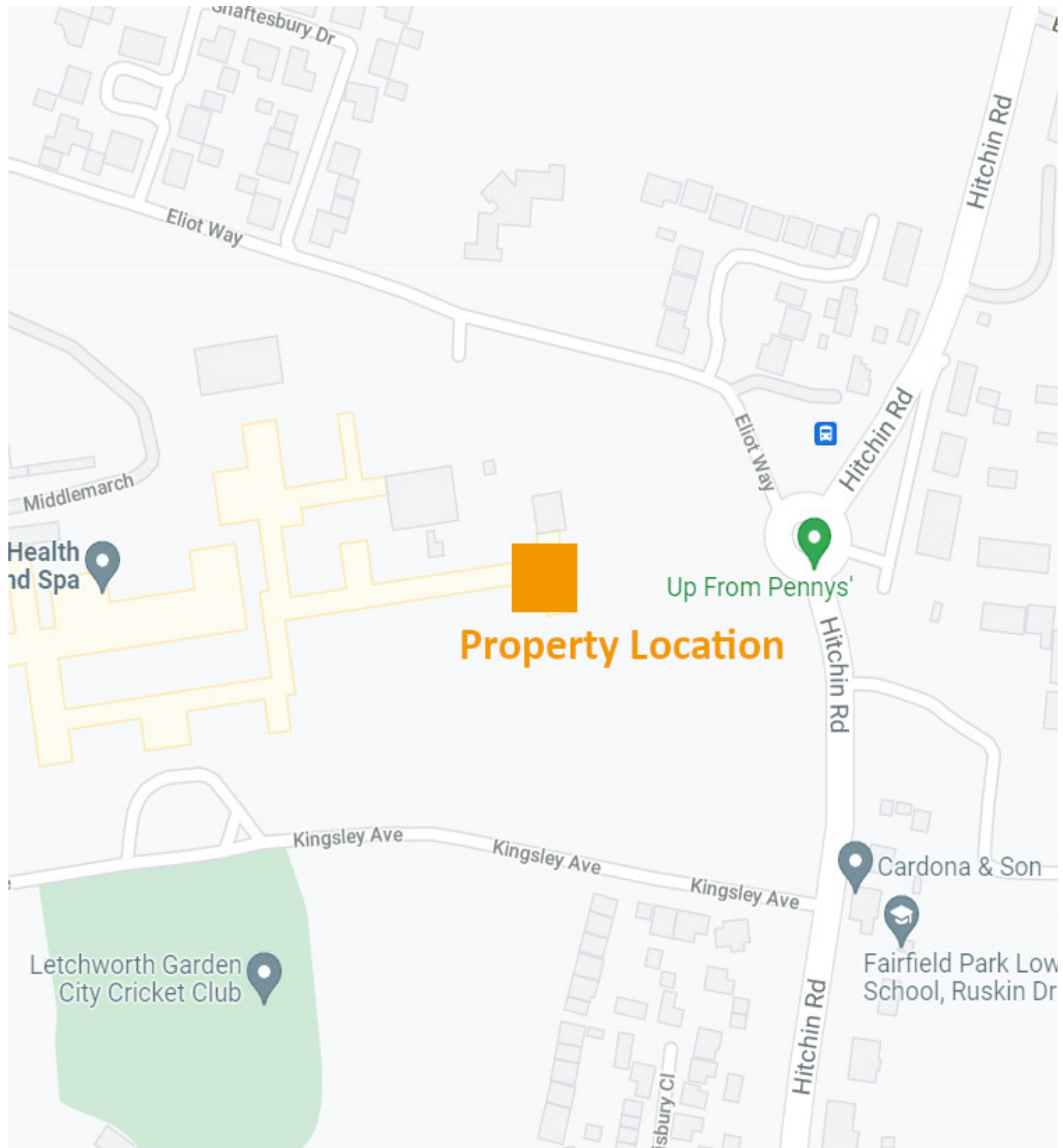
Bathroom - 7' 9" x 5' 5" (2.36m x 1.65m)



## Location

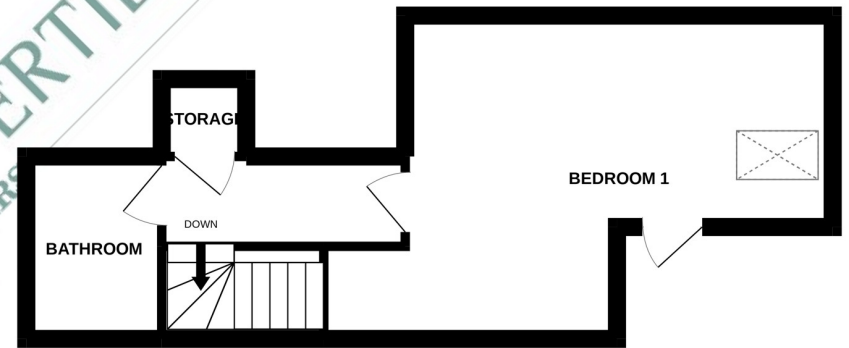
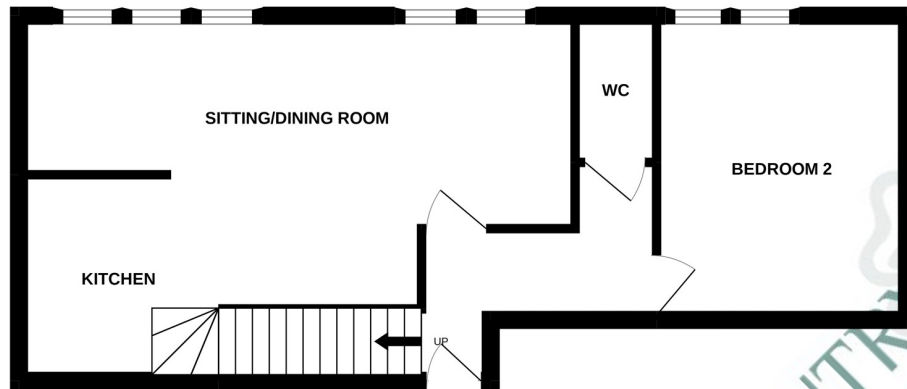
### Fairfield Hall

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to London Kings Cross in approximately 35 - 40 minutes. With an outstanding lower school, a Tesco convenience store, hairdressers, garden centre and Bannatyne's gym, spa and restaurant, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	77	80
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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

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