



Franklin Place

Fairfield,
Hertfordshire, SG5 4GT
Offers in Excess of £850,000

country
properties

Offering everything and more is this exclusive double fronted detached 4 bedroom family home on the popular Fairfield Park, being sold CHAIN FREE!

Nestled on the far side of the park in a quiet cul-de-sac location; peace and quiet is well and truly a large benefit of this property. The park is surrounded by countryside walks, a cricket field, well-regarded schools, Pavilion Cafe, community hall and convenience store.

The property boasts 4 reception rooms, spacious re-fitted contemporary Kitchen/dining room and utility. 4 double bedrooms, en suite to master and family bathroom. Externally you will find a mature rear garden with well-established fruit trees, a stylish purpose-built home office, decking to the front of the garden with a charcoal grey aluminium pergola with louvre roof and privacy screen. The private gated driveway provides off street parking for up to 4 cars and the large double garage can be accessed from the garden.

- CHAIN FREE !
- Never-before marketed property in the popular Fairfield Park
- Newly fitted Kitchen and Utility Room
- Beautiful mature east facing garden with well established fruit trees
- Decked garden area with aluminium pergola with louvre roof and privacy screen
- Gated driveway for 4 cars, with EV charger
- Quiet cul-de-sac location
- Detached double garage
- Excellent commuter access via nearby Letchworth and Arlesey train stations. Approx. 35 mins to London Kings Cross
- Home/garden office with separate access from driveway
- Short walking distance to a well regarded nursery and lower school
- A short walk to a Victorian orchard that leads to a cricket pitch, bowling green and Pavilion Cafe



INTERNAL

GROUND FLOOR

Entrance Hall

19' 1" x 11' (5.80m x 3.34m) Strong composite door with Ultion security locks fitted in 2022. Two glass panel windows to both sides of entrance door. Stairs rising to first floor. Understairs storage cupboard. LVT wood-effect flooring. Radiator. Double doors onto Living Room. Doors onto Dining Room, Study/Family Room, Kitchen/Diner and Cloakroom.

Living Room

25' 1" (into bay) x 10' 11" (7.65 into bay x 3.33) Bay window with fitted shutters to front aspect. Fitted carpet. French doors onto rear garden. Feature coal effect fireplace. Radiator.

Family Room

14' 6" (into bay) x 12' (max) (4.43m into bay x 3.66m max) Bay window with fitted shutters to front aspect. Wood effect laminate flooring. Radiator.

Study / Games Room

8' 5" x 7' 11" (2.56m x 2.42m max) Window to side aspect. Radiator.

Cloakroom

LVT wood effect flooring. Part tiled. Vanity wash hand basin. Low level WC. Radiator. Wall mounted cupboard.

Kitchen

13' 2" x 10' 6" (4.00m x 3.19m) Newly fitted kitchen (2024) with a range of wall and base units with worksurfaces over with upstands. Solid wood oak work surfaces. Inset butler-style sink and drainer unit with swan neck mixer tap over. Fitted Harvey water softener. Kitchen island. Ceramic tiled flooring. Dual aspect windows to rear and side. Includes Whirlpool integrated dishwasher, Bosch multifunction combi wall oven, Bosch multifunction wall oven/microwave combi, wine cooler, LG InstaView French-style fridge freezer (plumbed for ice and cold filtered water), Hotpoint ceramic hob with vented extractor fan (these are 1 year old and still under warranty). Open plan to Dining Room.

Dining Room

18' 3" (max) x 11' 6" (max) (5.55m max x 3.61m max) Fitted storage cupboards matching with kitchen units and door into Utility Room. Radiator. Ceramic tiled flooring. French patio doors with wing windows to side onto rear garden.

Utility Room

Matching wall and base units with a wood-effect laminate worktop over and inset sink unit with mixer tap over. Tiled splashbacks. Cupboard housing Worcester Bosch boiler (fitted in autumn 2024). Washing machine (Hotpoint 11kg load) to remain. Ceramic tiled flooring. New composite back door with Ultion security locks fitted in 2022 to side aspect onto the driveway.



FIRST FLOOR

Galleried Landing

Double doors to a large airing cupboard. Loft access. Radiator. Doors to all bedrooms and bathroom.

Bedroom One

18' 2" x 12' 11" (5.54m x 3.93m) Master bedroom with window to rear aspect and two windows to side aspect. Fitted carpet. A range of fitted wardrobes with sliding doors. Radiator. Door to ensuite.

En Suite

Ensuite re-fitted in 2022, comprising double walk-in shower, vanity wash hand basin and low level WC. Heated towel rail. Wall mounted bathroom cabinet. High gloss ceramic tiled flooring. Window to side aspect with fitted blinds.

Bedroom Two

15' 11" x 12' 5" (4.85m x 3.78m) Bay window to front aspect. Wood effect laminate flooring. Fitted double wardrobe. Radiator.

Bedroom Three

14' 5" x 10' 11" (4.39m x 3.34m) Bay window to front aspect. Wood effect laminate flooring. Radiator.

Bedroom Four

11' 2" x 10' 7" (3.41m x 3.23m) Window to rear aspect. Fitted carpet. Radiator.



Bathroom

Part tiled bathroom re fitted in 2022, comprising vanity wash hand basin, low level WC and freestanding oval bath tub with mixer tap and shower attachment over. Heated towel rail. Gloss ceramic tiled flooring. Window to front aspect with fitted blinds.

OUTSIDE

Front Aspect

Wrought iron railings fencing and gate. Plum coloured slate front garden. Paved path to front door. Iron railings gate to driveway to side with off road parking space for up to four cars. Tethered Ohme Pro EV charger. Double garage.

Rear Garden

Decking area with charcoal grey aluminium pergola with louvre roof and privacy screen. Separate paved patio area. Steps to plum coloured slate area with flower beds enclosed by sleepers. Variety of established fruit trees (fig, pears, apples, grape, plum). Garden home office. External water tap and electric power points. Access to double garage.

Garden Home Office

12' x 8' 11" (3.67m x 2.72m) All season insulated garden office with direct access from driveway through garden gate. Wood effect flooring. Power and light. Wired WiFi. UPVC windows and doors.

Garage

18' 8" x 17' (5.69m x 5.17m) Detached double garage with two up and over doors. Power and light.

AGENTS NOTE

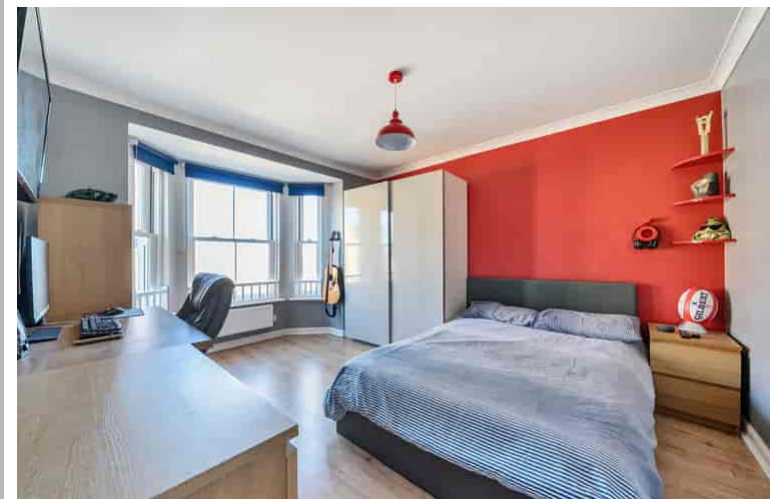
Service Charge

The vendor informs us that the current annual service charge is £270 which covers the upkeep of the communal grounds.

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

Local Area

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of stunning parkland. Approx. 2-minute walk from the quiet cul-de-sac location of this property takes you through a gorgeous Victorian orchard, and on to a cricket pitch and the Pavilion Café, where you can sit and watch a game while enjoying a coffee and cake. A well regarded nursery and lower school is a short walk away, as are several well-maintained play parks, a Community Hall, Tesco Express, hairdressers, garden centre and popular Bannatyne Health Club and Spa. There is a perimeter path all the way around Fairfield for evening strolls, early morning jogs or dog walks; this path leads to the Blue Lagoon and Green Lagoon, and endless countryside walks. For those needing to commute to work, there is easy access to the A1 and two train stations (Arlesey and Letchworth) with fast connections to London, Peterborough and the North, and Cambridge. Fairfield offers something for everyone, providing the perfect setting for those seeking a countryside lifestyle while being near the larger towns of Letchworth and Hitchin.







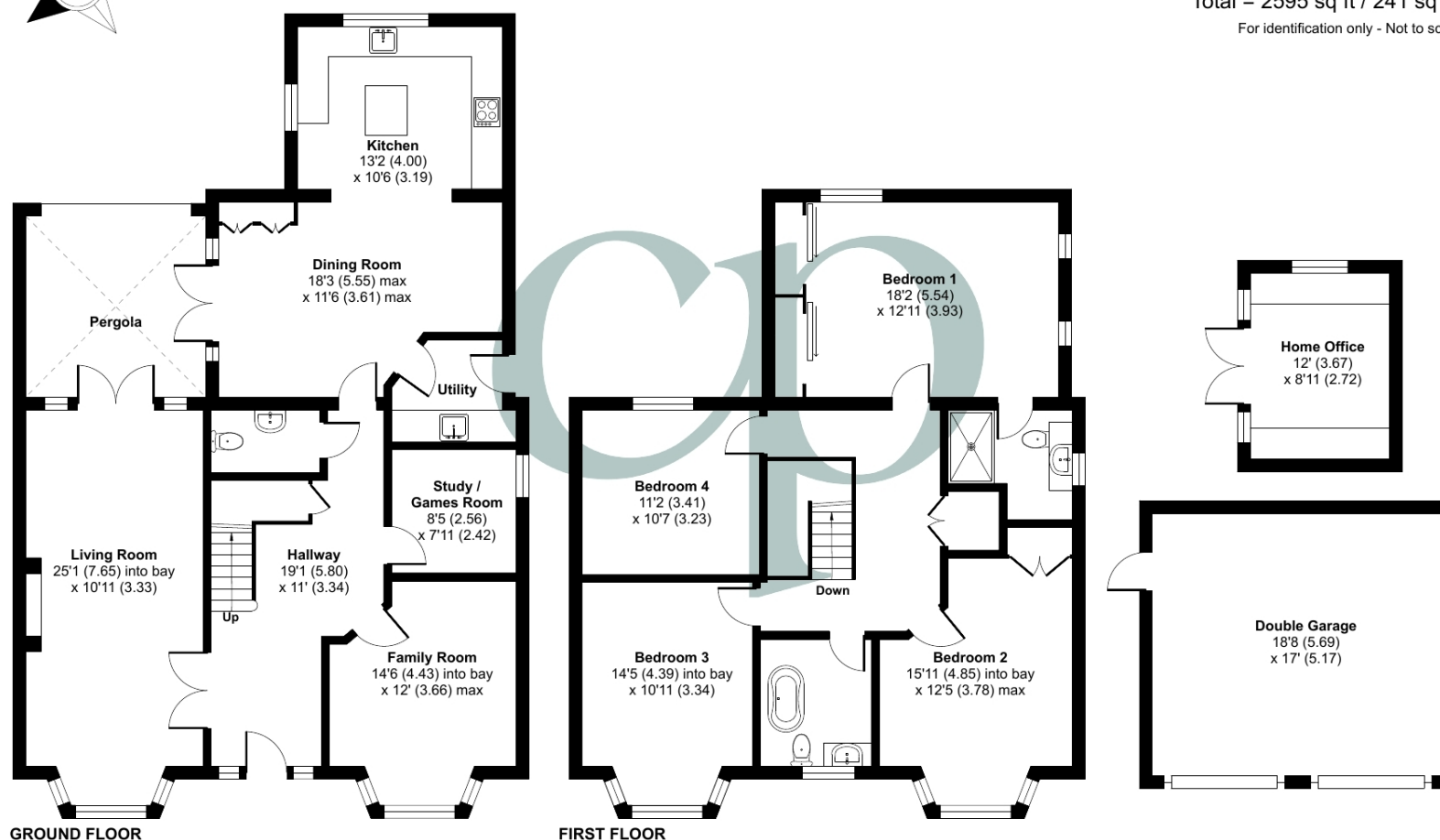
Approximate Area = 2140 sq ft / 198.8 sq m

Garage = 348sq ft / 32.3 sq m

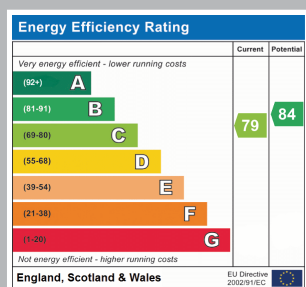
Outbuilding = 107 sq ft / 9.9 sq m

Total = 2595 sq ft / 241 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). © nichecom 2024. Produced for Country Properties. REF: 1271583



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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