



Dickens Boulevard, Fairfield Guide price £425,000 to £450,000

GUIDE PRICE £425k to £450k | Remodelled layout – kitchen and dining opened up for a more sociable feel | Bright living room – stretches front to back with light all day | Practical ground-floor cloakroom – no more queues when guests are over | Main bedroom suite – spans the depth of the house with dressing area, wardrobes and en-suite | Second double room – with fitted storage, ideal for guests, home office or hobbies | Bathroom with bath and shower – flexibility for evening soaks or quick morning starts | Garage and parking – private space with power, lighting and EV charging | Fairfield community feel – crescents, tree-lined walks and heritage buildings all around | Well connected - Arlesey and Letchworth stations nearby from London trains, plus A1(M) and A507 just minutes away



GUIDE PRICE £425K TO £450K. Dickens Boulevard – Character Crescent Living In Fairfield.



When it's time to relax and unwind, this end-terrace offers spaces that feel bright, flexible and easy to make your own. Set on one of Fairfield's curved, characterful streets, it balances everyday practicality with comfort and style.

The living room stretches the depth of the house, with windows front and back filling it with natural light. Its size makes it versatile – there's room to zone it for different uses, whether that's a calm corner to read, a space to host friends, or simply somewhere to spread out with the dogs at your feet. Wood flooring ties it all together – warm underfoot, practical to live with, and neutral enough to suit any style of furniture.

The kitchen and dining area feel connected and sociable, reconfigured to make the most of the space. Quartz worktops and integrated appliances keep it modern and practical, but what really works is how it links with daily life – French doors mean weekday dinners can spill straight into the garden, and there's space to gather with friends without feeling squeezed.

There's also a ground-floor cloakroom – invaluable when guests are over, or simply for family life when you don't want everyone queuing upstairs.



Upstairs, the main bedroom runs the depth of the house, with its own dressing area, fitted wardrobes and en-suite shower room. It feels more like a suite than just a place to sleep – somewhere with privacy and room to unwind. The second bedroom is a genuine double, not a token guest room, with built-in storage that makes it equally suited as a comfortable spare, a workspace or even a long-term let for visiting family.

The bathroom has a full suite including bath and overhead shower – a detail that matters for everyday routines, whether that’s unwinding in the evening or giving visiting grandchildren their own space.

Outside the rear garden has been landscaped to be both easy to manage and enjoyable to spend time in. Astro turf keeps upkeep to a minimum, while raised planters add greenery and colour. A terrace gives you space for morning coffee, weekend barbecues or evening drinks with friends, and secure fencing makes it safe for pets.

Got a car? There’s a garage with power and light, a private parking space directly in front, and even an EV charging point for peace of mind.

Living on Fairfield feels different. Its streets curve and open out like those of older cities, lined with trees and framed by the backdrop of listed heritage buildings. You can grab a coffee on the way back from a dog walk, head to the gym or spa without leaving the development, or simply enjoy the sense of space around you.

Commuters have Arlesey and Letchworth stations close by for trains into London in under 40 minutes, while the A1(M) and A507 keep road connections simple.

A characterful street, practical living space, and a layout that works just as well for quiet evenings as it does for gatherings – this is a home that offers more than most two-beds, appealing to those who want the balance of comfort, convenience and community without compromise



| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - C

Maintenance fee: £233.50 payable every six months

| GROUND FLOOR

Living Room: Approx 17' 11" x 11' 1" (5.46m x 3.37m)

Kitchen: Approx 11' 5" x 9' 10" (3.47m x 2.99m)

Dining Room: Approx 15' 11" x 10' 6" (4.85m x 3.20m)

Downstairs Cloakroom: Approx 5' 9" x 3' 2" (1.75m x 0.97m)

| FIRST FLOOR

Bedroom One: Approx 17' 11" x 11' 3" (5.46m x 3.44m)

En-suite: Approx 6' 11" x 5' 4" (2.11m x 1.63m)

Bedroom Two: Approx 11' 6" x 10' 2" (3.51m x 3.10m)

Bathroom : Approx 10' 7" x 6' 3" (3.23m x 1.91m)

| OUTSIDE

Garage: Approx 17' 7" x 8' 11" (5.36m x 2.71m)

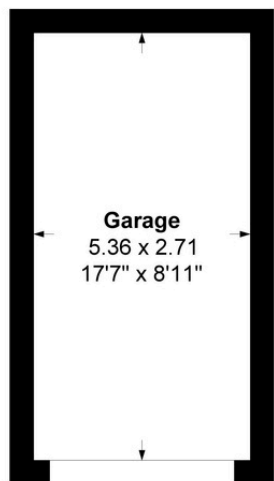
Enclosed rear garden with patio area

Gated access to the rear



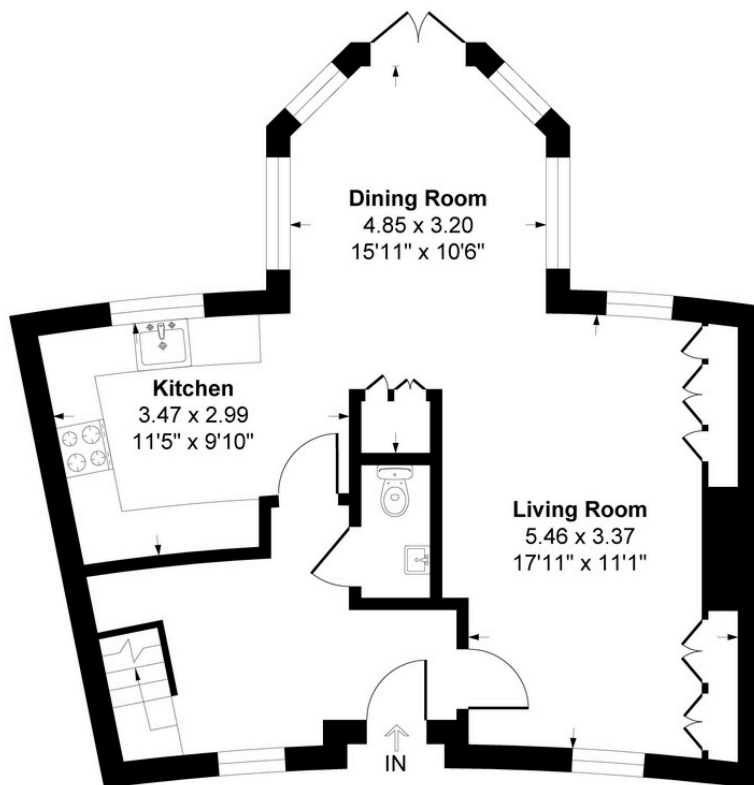
Garage

Approx. 14.5 sq. metres (156.3 sq. feet)



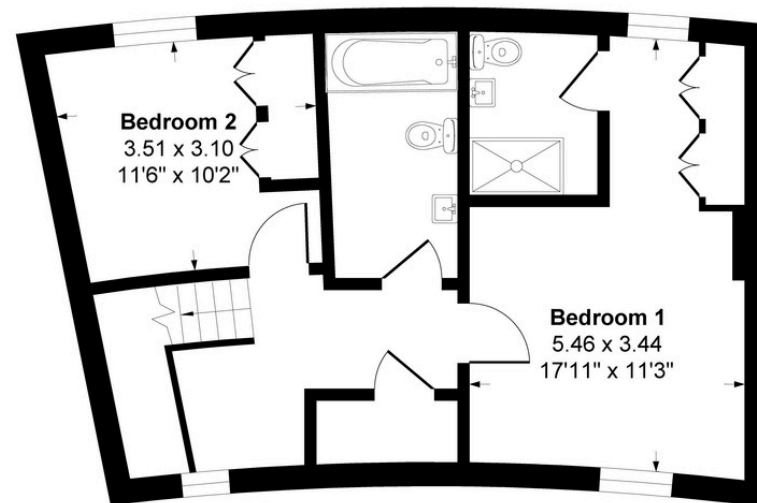
Ground Floor

Approx. 53.3 sq. metres (574.3 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 112.4 sq. metres (1210.2 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(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