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Faraday Gardens, Fairfield, Hitchin, Bedfordshire , SG5

£1,100 pcm

- Self-contained, studio-style annexe - no shared walls, kitchens, or awkward conversations with housemates
- Perfect for an individual tenant who wants peace, autonomy, and a base that just works
- Bills included — one fixed monthly payment, no surprises or admin stress
- Private entrance and your own front door - full independence, just how it should be
- Open-plan layout with room to live your way - space to sleep, work, relax, and eat without feeling boxed in
- Smart kitchen setup with appliances included - ready to go from day one
- Juliet-style balcony brings in fresh air and natural light - no dark corners or stuffy spaces here
- Clean, neutral décor and hard flooring - easy to keep tidy and simple to make your own
- Move your furniture and soft furnishings in to make the space your own
- Letchworth, Hitchin and Arlesey stations all nearby - ideal for commuting or weekends away





AVAILABLE NOW – ALL BILLS INCLUDED

Looking for your own place - something self-contained, light, and easy - without the hassle of house shares or rising bills?

This studio-style annexe sits above a double garage on Faraday Gardens, in the heart of Fairfield Park - a community with green spaces, tree-lined paths, and a mix of modern homes with character. You've got a cricket pitch, gym, café and local shops all within walking distance - ideal for everyday ease without needing to jump in the car.

Letchworth, Hitchin, and Arlesey stations are all within reach for direct links into London, and there's easy access to the A1(M) if you're commuting by road.

The property is completely self-contained and has its own private entrance, with stairs leading to a bright, open-plan living space.

There's room to zone it how you like - space for a bed, a sofa, a table, and even a work-from-home corner if needed.

The Juliet-style balcony brings in loads of light and fresh air, and the neutral décor keeps things feeling clean and calm.

You've got a fitted kitchen with appliances, a modern shower room, electric heating, double glazing, and all bills included — so no need to juggle providers or worry about rising costs.

Just move in and get on with your life.

Ideal for an individual tenant looking for a simple, private, and well-connected base.

□ Call the Leysbrook team to arrange a viewing before it goes.

| ADDITIONAL INFORMATION

EPC Rating: C

Availability: NOW

Deposit: £1,269.00

All bills included in rent

uPVC double glazing

Electric Heating

| FIRST FLOOR

Open plan living space: Approx 17' 8" x 12' 8" (5.38m x 3.86m)

Bedroom: Approx 5' 6" x 3' 8" (1.68m x 1.12m)

| OUTSIDE

Parking on the road

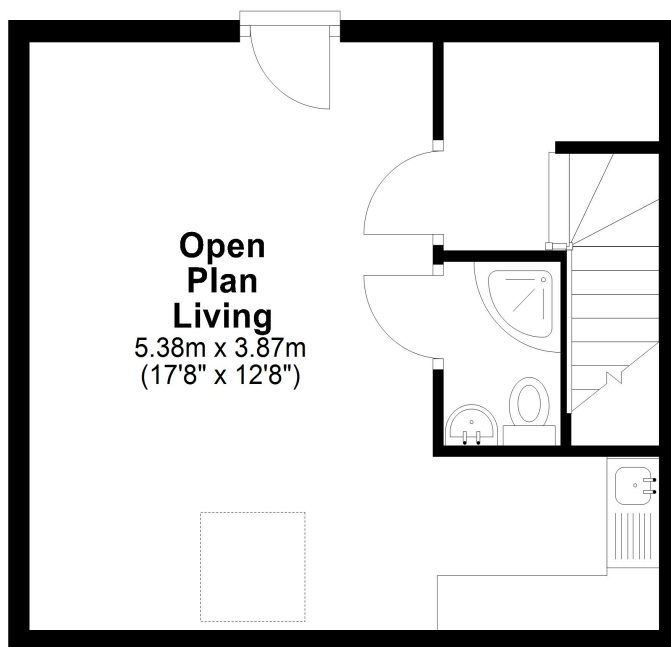
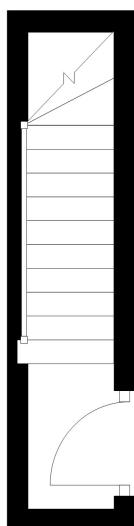


First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)

Ground Floor

Approx. 3.6 sq. metres (38.7 sq. feet)



Total area: approx. 36.1 sq. metres (388.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(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	