



A double fronted four bedroom end of terrace townhouse offered for sale with no forward chain.

This spacious four bedroom home comprises of: Entrance hall, good size kitchen/dining room which is the heart of the home, cloakroom, large dual aspect sitting room. To the first floor are two bedrooms, bedroom two with en-suite wc. To the second floor there are two further bedrooms and family bathroom. Externally the property has a south facing private garden, garage and parking.

LOCAL AREA. The property is situated within 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland. There are two lower schools, Fairfield Park lower school & newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy. Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive. On the park itself there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

HALLWAY

KITCHEN/DINING ROOM 22'1" x 8'7" (6.73m x 2.62m)

UTILITY 6'4" x 7'7" (1.93m x 2.31m)

CLOAKROOM

FIRST FLOOR LANDING

SITTING ROOM 19'3" x 10'1" (5.87m x 3.07m)

BEDROOM THREE 9'8" x 9'2" (2.95m x 2.79m)

EN-SUITE 6'11" X 3' (2.11m X 0.91m)

BEDROOM FOUR 9'1" x 7'6" (2.77m x 2.29m)

SECOND FLOOR LANDING

BEDROOM TWO 13'7" x 9'max (4.14m x 2.74m)

BATHROOM 7'1" x 6'5" (2.16m x 1.96m)

BEDROOM ONE 13'6" x 9'11" (4.11m x 3.02m)

OUTSIDE

GARDEN

GARAGE & PARKING

TENURE

EPC

EER:

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through

whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

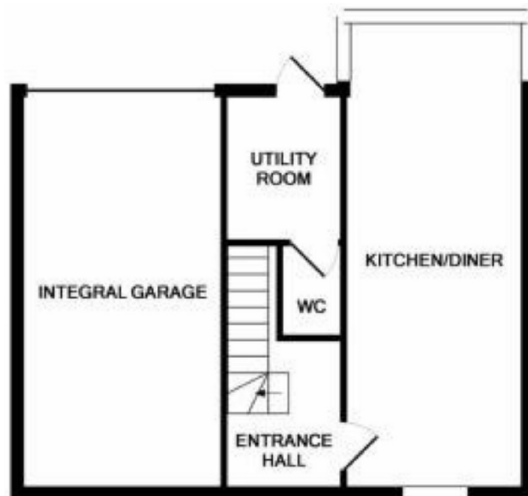
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MONEY LAUNDERING REGULATIONS

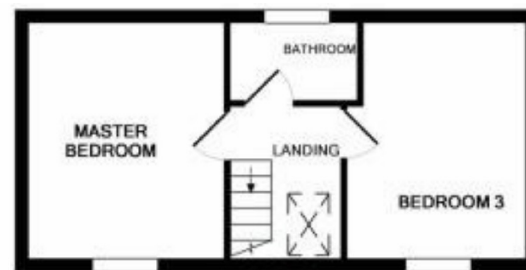
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GROUND FLOOR



SECOND FLOOR



1ST FLOOR



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