



## Edison Way, Fairfield, Hitchin, SG5 4BE

This Exclusive GATED Victorian Style Three Bedroom SEMI DETACHED Home with GARAGE and DRIVEWAY for TWO CARS. situated on one of the most peaceful positions in Fairfield Park out looking onto a WOOLAND BACKDROP. Features include, Beautifully Presented Rear Garden, Fitted Kitchen/Diner, Lounge Area, Entrance Hallway, Downstairs Cloakroom, FAMILY BATHROOM and ENSUITE, TWO DOUBLE BEDROOMS and One Single Bedroom, Moments walk to Open Countryside and the Etonbury Wheel, AVAILABLE MID TO LATE MARCH 2026

Per Calendar Month £1,700 Per  
Calendar Month

# Edison Way, Fairfield, Hitchin, SG5 4BE

- Three Bedroom Semi Detached Home with Garage and Driveway
- Beautifully Presented Rear Garden
- Lounge Area
- Family Bathroom and Ensuite
- Available Early to Mid March 2026
- Peaceful Cul De Sac Location on the Edge of Fairfield Park
- Fitted Kitchen/Diner
- Downstairs Cloakroom
- Two Double Bedrooms and One Single Bedroom
- Viewing Highly Suggested

## Entrance Hallway

Hard Wood Door, Solid Oak Flooring, Coat Cupboard with Consumer Unit (EICR Certified until 2031) Doors to Lounge and Kitchen/Diner.

## Lounge Area

16'0" x 9'1" (4.88 x 2.77)  
Sash Double Glazed Window to Front Aspect, Carpeted, Raised Victorian Style Ceiling, T.V Point.

## Modern Fitted Kitchen/Diner

16'2" x 10'3" (4.93 x 3.12)  
Sash Double Glazed Window to Front Aspect, Carpeted, Raised Victorian Style Ceiling, T.V Point, Roll Top Work Surfaces, Cupboards at Eye and Base Level, Built in Neff Gas Hob and Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer, Wall Mounted Gas Ideal Boiler, Coved Ceiling, Double Doors Opening to Rear Garden, Double Panel Radiator, Extractor Fan.

## Downstairs Cloakroom

Low Level W.C, Hand Basin with Tiled Splash Back, Extractor Fan.

## Landing

Carpeted, Loft Access with is Partly Boarded, Single Panel Radiator.

## Bedroom One and Ensuite Shower Room

13'8" into recess x 10'7" max (4.17 into recess x 3.23 max)  
Sash Double Glazed Window to Front Aspect, Newly Carpeted, Double Panel Radiator, Fitted Double Wardrobe, Door to Ensuite Shower Room

## Ensuite Shower Room

Sash Double Glazed Window to Front Aspect, Heated Towel Rail, Tiled Flooring, Extractor Fan, Shower Cubicle with Main Shower, Tiled Splash Back Surround, Shaver Point.

## Bedroom Two

9'6" x 9'2" (2.90 x 2.79)  
Sash Double Glazed Window to Rear Aspect, Carpeted, Single Panel Radiator.

## Bedroom Three

8'11" x 6'9" (2.72 x 2.06)  
Sash Double Glazed Window to Rear Aspect, Carpeted, Single Panel Radiator.

## Bathroom

Bath with Mixer Tap, Tiled Flooring, Heated Towel Rail, Sash Double Glazed Window to Side Aspect, Extractor Fan, Low Level W.C, Wash Basin with Mixer Tap, Shaver Point.

## Delightful Rear Garden

Raised Decking Area, Patio Area, Outside Power, Outside Tap, Side Gated Access Leading to Gated Driveway and Garage, Mature Shrub and Flower Boarders, Timber Fencing.

## Exclusive Gated Access Garage and Driveway

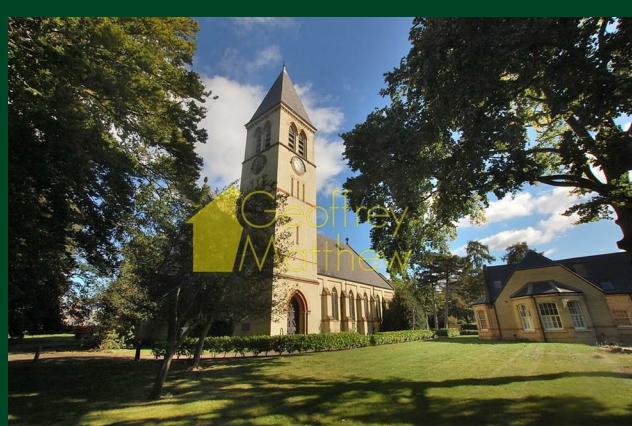
Metal Up and Over Door, Sizable Garage, Driveway for 2 Cars within the Gated Area which is Joint Ownership with the Neighbour.

## Property Information and Local Information

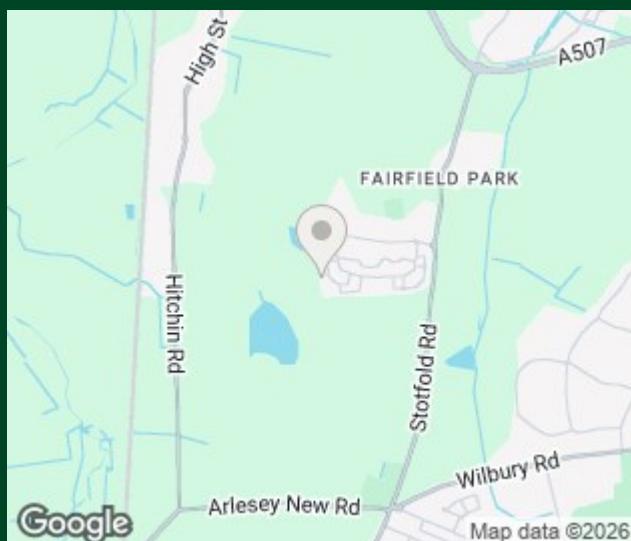
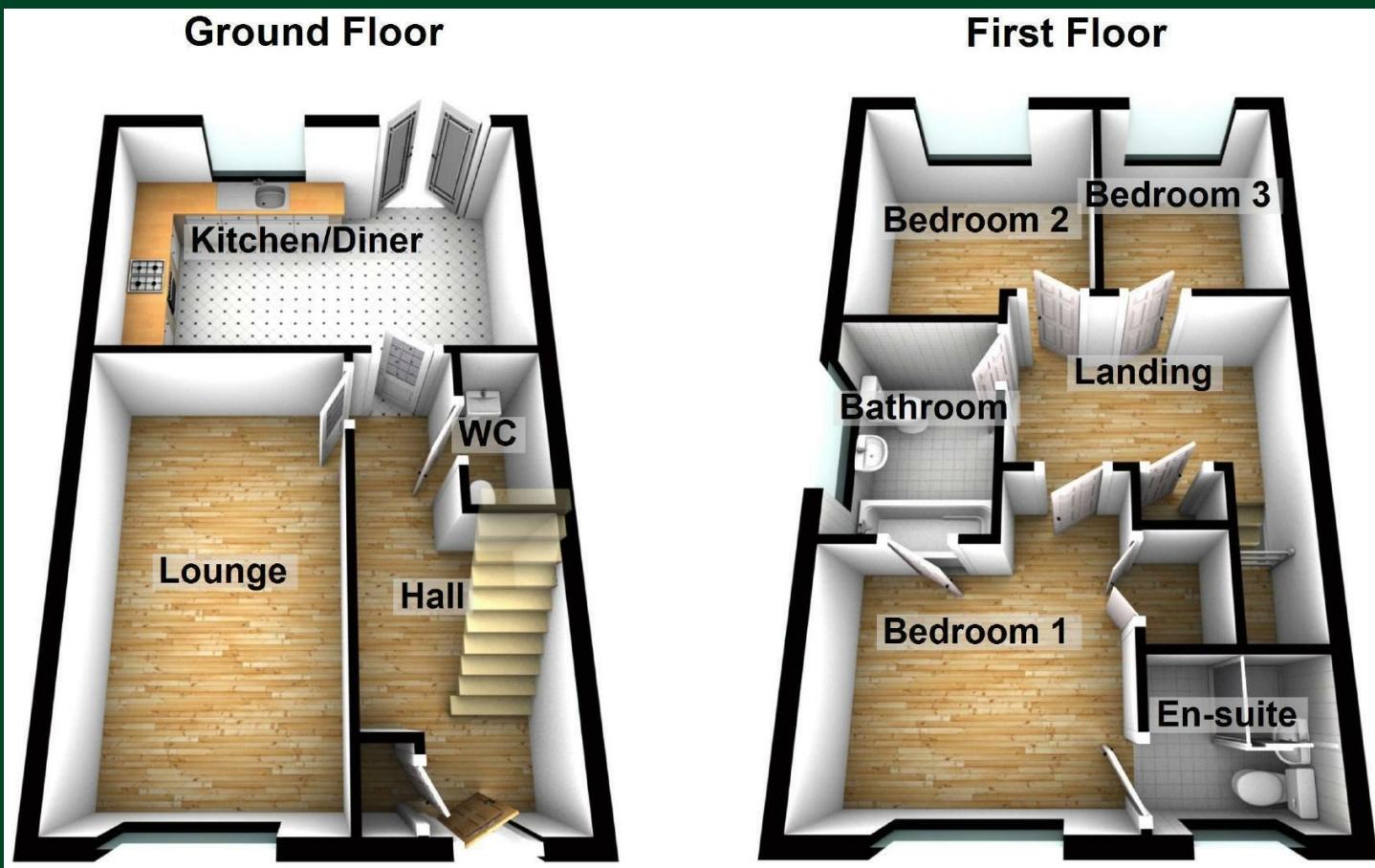
Fairfield Park is situated on the Bedfordshire and Hertfordshire Boarder, and benefits from excellent facilities and is within close proximity to Letchworth Mainline Station (6 Minutes Drive) with 35 Minutes connections to London Kings Cross, other benefits include Bannatynes Spa and Gym <https://www.bannatyne.co.uk/spa/all-locations>, The Orchard Restaurant <https://www.theorchardfairfield.co.uk/home>, Fairfield School Lower School, Tesco Express and Eden Salon, Rural Walks around the Park, The Green and Blue Lagoons (Ideal for Fishing and Boating). Also Fairfield Park has regular bus connections to Letchworth, and Letchworth Train Station along with Stotfold.







# Floor Plan



## Council Tax Details

Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Old Harlow: 01279 444988  
Great Ashby: 01438 740111

Email: harlow@geoffreymatthew.co.uk  
Email: greatashby@geoffreymatthew.co.uk