



2 Bedrooms



1 Bath/Shower Room + WC



2 Reception Rooms



Allocated Parking



Private Garden



EPC Band C

Council Tax
Band C
£2,105.55 2025/26

Local Authority
North Hertfordshire District
Council

Service Charge
£265.66 P.A

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Garden Fields, Offley, SG5 3DF.
Offers in excess of £400,000 Freehold.

Garden Fields, Offley, SG5

This stunning two-bedroom home offers spacious accommodation, including a generous sitting room, an open-plan kitchen/dining area, a downstairs cloakroom, and two double bedrooms. The property features lovingly landscaped gardens and two allocated parking spaces. Located within the popular Garden Fields development in the village of Offley, this home combines modern living with a serene village atmosphere.

🏡 End-of-terrace house built from new in 2015 by Croudace Homes

🏡 Quiet private development

🏡 Two double bedrooms

🏡 Beautifully presented throughout

🏡 Open plan kitchen/dining room

🏡 Landscaped gardens

🏡 Separate sitting room & downstairs cloakroom

Description

This beautifully presented two-bedroom home offers over 780 sq. ft. of living space across two floors, making it ideal for first-time buyers or those looking to downsize. The ground floor features a welcoming entrance hall with a cloakroom, a generous sitting room, and a delightful open-plan kitchen/dining area with French doors leading to the rear garden. Upstairs, two double bedrooms are served by a modern family bathroom. The generous rear garden is enclosed and adorned with mature plants, trees, shrubs, and a patio area. A secure gate provides access to two allocated parking spaces at the rear. The front garden is neatly lawned with shrubbery and a pathway leading to the front door.

N.B Planning permission granted REF:24/01844/FPH

Location

Great Offley is a charming historic village in North Hertfordshire, located about 3.5 miles southwest of Hitchin. It boasts picturesque open countryside surroundings while offering convenient access to the A505, providing easy routes to the M1, London, and the North.

The village of Great Offley features a primary school and two public houses. Commuters benefit from mainline train stations at Hitchin and Luton Parkway, offering regular services to Kings Cross and The City in just 30 minutes. St Pancras International is

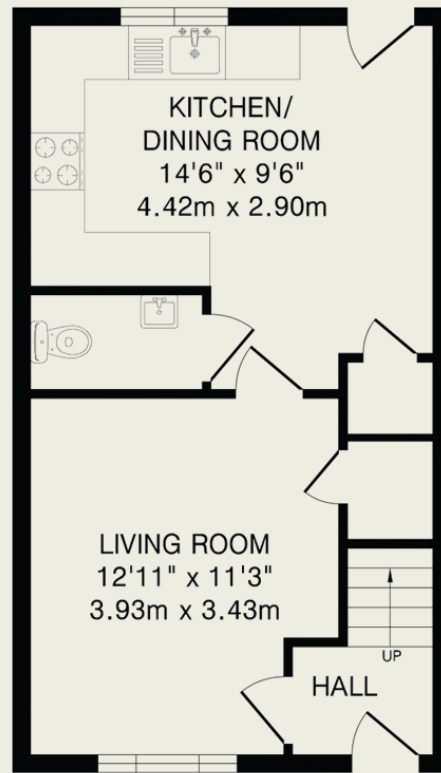




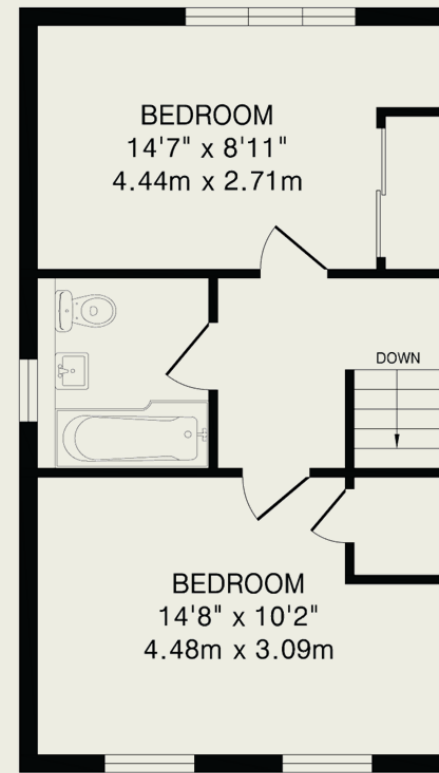
Important Information

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Ground Floor



First Floor

392 sq.ft.(36.3 sq.m)approx. 392 sq.ft.(36.3 sq.m)approx.

TOTAL FLOOR AREA: 784 sq.ft.(72.6 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.