



**Connells**

Paxton Drive  
Fairfield Hitchin



### Property Description

**\*\* SPACIOUS FAMILY HOME \*\*** This impressive sizable house is positioned in a quiet and popular location benefiting from vast accommodation throughout, a stunning entrance hallway with split staircase, Large Kitchen/diner, three separate reception rooms and multiple bathrooms, parking and garage.

### Key Features

- School and shops within the development.
- Desirable quiet location.
- Well presented throughout.
- Good size bedrooms.
- Impressive entrance hall.
- Two en-suites, family bathroom and a cloakroom.
- Multiple reception rooms.
- Converted garage and off road parking.

Fairfield Park is set within 100's of acres of stunning parkland where 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.

Fairfield Park Lower School has been rated as outstanding, and there are many nearby middle and upper schools including Etonbury Academy, Pixbrook Academy and the renowned Samuel Whitbread Community College.

Fairfield Park is centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross via Letchworth are approximately 35-40mins.

On the park itself there is a Tesco's convenience store, Bannatyne's Gym and new Spa, the new Orchard Restaurant, dry cleaners 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.

### Internal Entrance Hall

Spacious entrance hall with door to front, tiled flooring, split wooden staircase and radiator.

### Cloakroom

Cloakroom with tiled flooring, wash hand basin, WC, radiator and double glazed window.

### Lounge / Music Room

12' 10" x 18' 4" ( 3.91m x 5.59m )

Fitted carpet, TV point, radiator and patio doors to rear garden.

### Tv Room / Games Room

12' 7" x 14' 3" into bay ( 3.84m x 4.34m into bay )

Double glazed bay window, laminate flooring, TV point and radiator.

### Third Reception Room / Gym

12' 9" x 12' into bay ( 3.89m x 3.66m into bay )

Double glazed bay window, laminate flooring, TV point and radiator.

### Kitchen/Diner/Breakfast Room

24' x 21' 1" ( 7.32m x 6.43m )

Fitted kitchen with range of white finish wall and base units, separate island unit, sink/drainage and granite worktops, integrated double oven with gas hob, fridge/freezer, tiled flooring, TV point and patio doors to rear garden.

### Utility Room

7' 8" x 7' 5" ( 2.34m x 2.26m )

Wall and base unit, sink/drainage with worktops over, plumbing and space for washing machine and tumble dryer, shoe storage cupboard, fuse box, radiator and double glazed window.

### First Floor

#### Bedroom One

17' 4" max x 14' 8" max ( 5.28m max x 4.47m max )

Dual aspect double glazed windows, fitted carpet, large walk in wardrobe and radiator.

#### En Suite

Fully tiled En Suite comprising wash hand basin, WC, shower cubicle and bath tub, heated towel rail and double glazed window.

#### Bedroom Two

13' into bay x 10' 7" ( 3.96m into bay x 3.23m )

Double glazed bay window, fitted carpet, built in wardrobe and radiator.

### Bedroom Three

11' 8" into bay x 10' 9" ( 3.56m into bay x 3.28m )

Double glazed bay window, fitted carpet, built in wardrobe, radiator, loft access hatch and door to bathroom.

### Bathroom

Fully tiled bathroom comprising wash hand basin, WC, shower cubicle and bath tub, Jack and Jill doors onto landing and bedroom three, double glazed window.

### Bedroom Four

13' 9" x 10' 9" ( 4.19m x 3.28m )

Double glazed window, fitted carpet, built in wardrobe and radiator.

### En Suite

Fully tiled En Suite to bedroom three comprising wash hand basin, WC and shower cubicle, radiator and double glazed window.

### Bedroom Five

10' 4" x 9' 6" ( 3.15m x 2.90m )

Double glazed window, fitted carpet, radiator.

### External Rear Garden

Sizable rear garden containing large decking space and patio areas with pebble landscaping, wooden pergola, flower beds, shrubs and an established tree. Driveway to rear with access via Faraday Gardens.

### Converted Garage

15' 1" x 16' 5" ( 4.60m x 5.00m )

Converted insulated double garage with power, light and a bar area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: LCH307927 - 0009