



House - Detached

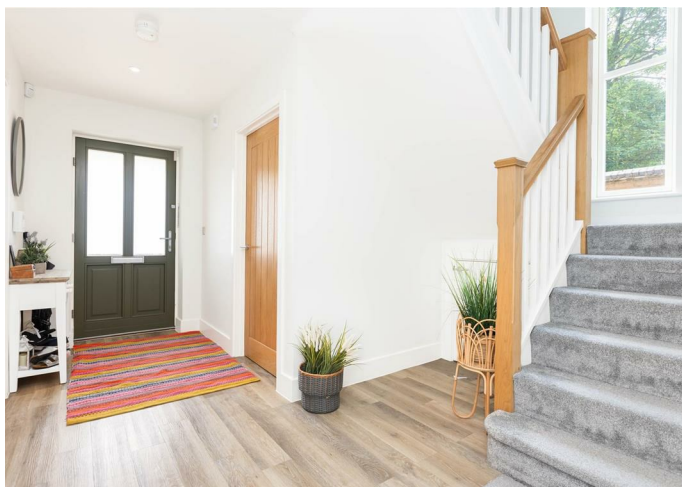
## 1 LYDGATE FIELDS, FAIRFIELD, HITCHIN, HERTS, SG5 4SR

Per Month

# £3,750 Per

### FEATURES

- 5 DOUBLE BEDROOMS
- SPACIOUS OPENPLAN KITCHEN/DINER AND FAMILY ROOM
- SEPARATE STUDY
- FORMAL LIVING ROOM
- 2 EN-SUITES
- DRESSING ROOM TO MASTER
- DOUBLE GARAGE
- DRIVEWAY FOR MULTIPLE CARS
- EPC RATING - B
- COUNCIL TAX BAND - G



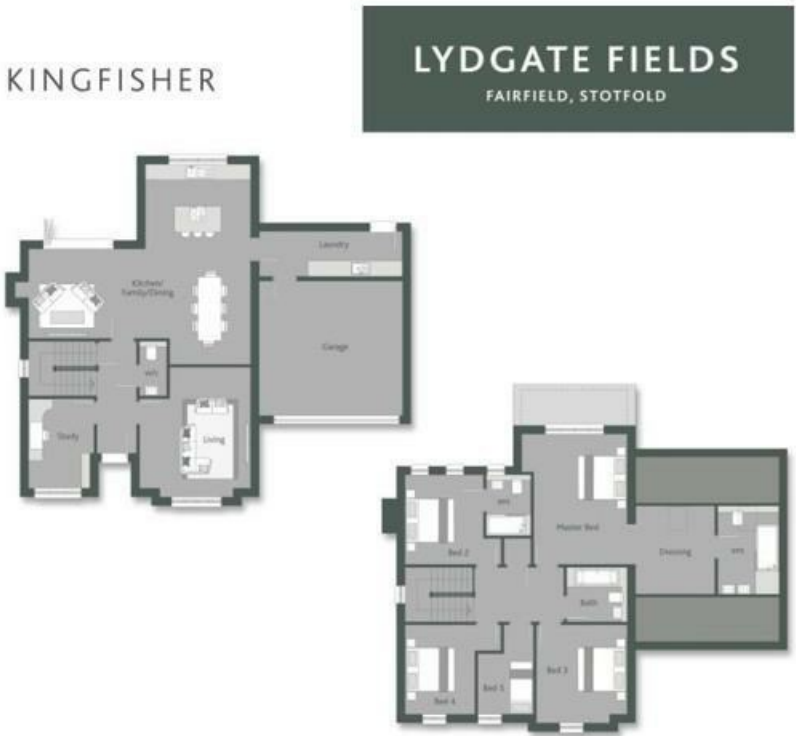
First Step

# 5 Bedroom House - Detached located in Hitchin

Nestled in the charming sought after area of Lydgate Fields, Fairfield, Hitchin, this impressive executive detached house offers a perfect blend of space and comfort for modern family living. With five generously sized bedrooms, this property provides ample room for both relaxation and privacy. The layout includes three well-appointed reception rooms, ideal for entertaining guests or enjoying quiet family time.

The three bathrooms are thoughtfully designed, ensuring convenience for all members of the household. The property boasts a substantial parking area, with resin driveway accommodating up to six vehicles, which is a rare find in this desirable location.

This property is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this splendid house your new home.



Call us on  
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**Council Tax Band**

**G**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.