



Connells

Fairfield Hall, Kingsley Avenue,
Fairfield, HITCHIN.

Fairfield Hall, Kingsley Avenue,
Fairfield, HITCHIN, SG5 4FY.

For sale guide price
£255,000



Property Description

Nestled within 36 acres of beautiful parkland, surrounded by mature trees, shrubs, and carefully designed landscaping, stands Fairfield Hall. This impressive Grade II listed Victorian building adds a touch of grandeur to the scene, perfectly complementing the traditional English cricket ground and bowling green. The charming pavilion at the centre completes the picture, creating a delightful setting for the community.

The grounds are adorned with mature woodlands, vibrant plants, and seasonal flowers, crisscrossed by a network of pathways and cycling routes. Fairfield Hall stands within grounds that have been awarded the prestigious Green Leaf Standard for commitment to preserving and enhancing the natural environment.

Also found within the grounds is a Bannatyne's Health Club And Spa, with swimming pool, gym, restaurant and bar, cricket pitch, pavilion, tennis courts, walled gardens and two orchards.

The property is within a short walk of local shops (including a very convenient Tesco Express), lower school, community centre hosting various regular activities, and there is also a secure cycle store for the use of all residents.

Situated right on the Herts/Beds border just five minutes from junction 10 of the A1(M), not far from the historic market town of Hitchin, and within a five-to-ten minute drive from both Arlesey and Letchworth Train Stations, giving easy access to London Kings Cross/St Pancras, all London airports, and Cambridge.

Key Features

- Quiet and popular development.
- Well presented throughout.
- Accommodation over two floors.
- High ceilings.
- Cloakroom and bathroom.
- Gated access with secure entry phone.
- Private parking plus visitor bays.
- Bannatynes gym within the development.

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Internal

Ground Floor:

Cloakroom

Fitted suite comprising of a WC, wash-hand-basin, extractor fan, carpet laid throughout, part-tiled walls, and radiator fitted.

Kitchen

Fitted suite comprising of a selection of wall and units with black quartz worktop surround, integrated oven and microwave, electric hob, fridge freezer, dishwasher, sink-drainer, tiled flooring and grey part-tiled walls laid throughout, spot lights, and double glazed window.

Lounge

Two double glazed windows, carpet laid throughout, storage cupboard with plumbing for a washing machine, additional small storage cupboard, and two radiators fitted.

First Floor:

Landing

Carpet laid throughout, and boiler in situ.

Bedroom

Irregular Shaped Room x (x)

Two double glazed skylight windows, carpet laid throughout, two fitted radiators, fitted wardrobes, benefiting from a dressing area currently used as an office.

Bathroom

Fitted suite comprising of a free-standing bath tub, shower cubicle, WC, wash-hand-basin, spot lights, part-tiled grey walls and flooring laid throughout, and radiator fitted.

External

Communal Gardens

Communal gardens and grounds surround the property.

Parking

One allocated parking space to the front of the property.





Total floor area 68.4 m² (737 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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6 Station Parade
 LETCHWORTH SG6 3AR

EPC Rating: C Council Tax
 Band: D

Service Charge: 274.16 Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309647

This is a Leasehold property with details as follows; Term of Lease 976 years from 20 Jun 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: LCH309647 - 0004