



House - Townhouse

# 14 KIPLING CRESCENT, FAIRFIELD, HITCHIN, SG5 4GY

PCM

# £2,000

## FEATURES

- **\*\* FOUR/FIVE BEDROOM FAMILY HOME \*\***
- **KITCHEN/DINER**
- **DOWNSTAIRS CLOAKROOM**
- **LOUNGE TO FIRST FLOOR WITH JULIET BALCONY**
- **MASTER BEDROOM WITH EN-SUITE**
- **\*\* CARPORT WITH EV CHARGER \*\***
- **SUN ROOM LEADING TO GARDEN WITH DECKING AREA**
- **EPC RATING - C**
- **COUNCIL TAX BAND - E**
- **AVAILABLE NOW**



First Step

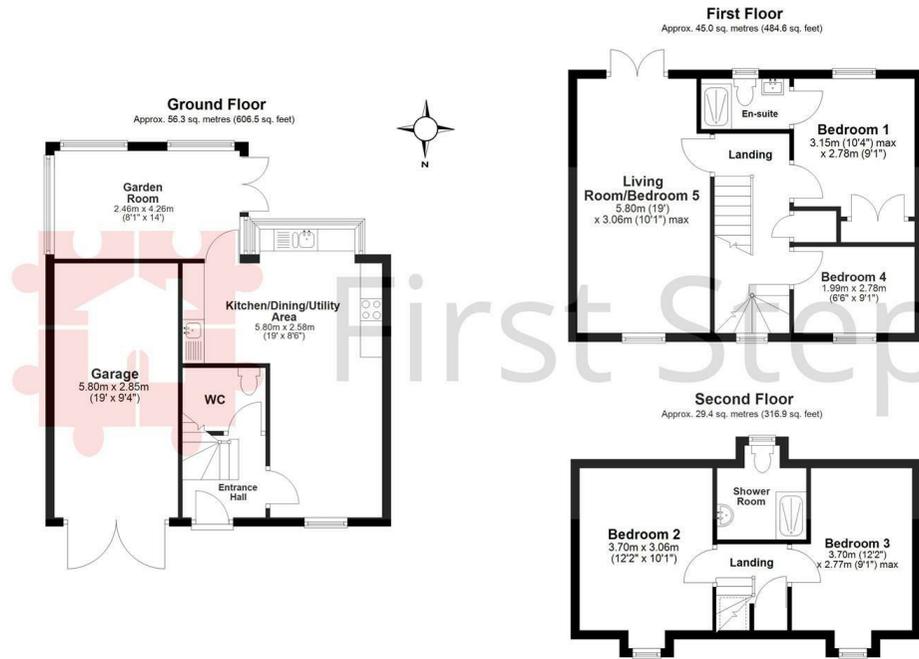
# 4 Bedroom House - Townhouse located in Hitchin

Nestled in the desirable area of Fairfield Park, Kipling Crescent offers a splendid opportunity to acquire a spacious family home. This impressive property boasts four well-proportioned bedrooms, providing ample space for family living or accommodating guests.

The property features two inviting reception rooms, perfect for both relaxation and entertaining. The layout is designed to maximise comfort and functionality, ensuring that every member of the family has their own space. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The outdoor area is equally appealing, featuring a beautifully maintained garden with artificial grass and a stylish decking area, ideal for summer gatherings or quiet evenings under the stars. This low-maintenance garden allows you to enjoy the outdoors without the hassle of extensive upkeep.

Additionally, the property includes parking, complete with an EV Charger, a valuable asset in this sought-after location. Kipling Crescent is not just a home; it is a lifestyle choice, offering a blend of comfort, convenience, and community in one of Hitchin's most attractive neighbourhoods. This property is perfect for families looking to settle in a vibrant area with excellent amenities and transport



Total area: approx. 130.8 sq. metres (1408.0 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Call us on

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Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>79</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		
<b>England &amp; Wales</b>	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.