



97, Baldock Road

Letchworth Garden City,
Hertfordshire, SG6 2EE
£700,000

country
properties

An Early Garden City three bedroom detached family home dating back to 1907. The property is offered with vacant possession and no upper chain. This family home is located within easy walking distance of the Town Centre, Main Line Train Station and a number of sought after schools.

On the ground floor there are two separate reception rooms, fitted kitchen with integrated appliances, conservatory and ground floor bathroom. Upstairs there are three double bedrooms and a cloakroom. At the front of the house is a large gravel driveway with parking for numerous cars and a private, enclosed South facing rear garden. Single garage with eave storage space.

Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live. Letchworth train station has regular links to both London and Cambridge.

- Leasehold: 936 years remaining, no ground rent or service charge.
- Offered with vacant possession and no upper chain.
- Fitted kitchen with integrated appliances.
- Three double bedrooms.
- Large single garage with eaves storage.
- Early Garden City detached family home circa 1907.
- Two separate reception rooms and a large conservatory.
- Ground floor bathroom.
- Private enclosed South facing rear garden.
- Council Tax Band - E



Ground Floor

Entrance Hall

Stairs to the first floor. Meter cupboard. Double glazed window to the front aspect.

Lounge

21' 1" x 13' 0" (6.43m x 3.96m)

Dual aspect with secondary double glazed windows to the front and side. Mock exposed brick chimney breast. Radiator.

Dining Room

14' 8" x 10' 7" (4.47m x 3.23m)

Window to the side aspect. Radiator. Exposed brick fireplace with timber hearth.

Kitchen

12' 0" x 10' 7" (3.66m x 3.23m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit with mixer taps. Integrated oven and hob, dishwasher, washing machine and fridge. Large cupboard with water tank and gas central heating boiler. Window to the rear aspect.

Ground Floor Bathroom

Comprising a low level wc, wash basin and panelled bath with shower and glass screen. Chrome heated towel rail.

Conservatory

19' 8" x 10' 0" (5.99m x 3.05m)

Brick based with double glazed windows and doors overlooking the rear garden. Tiled floor. Personal door to garage and door to the front.



First Floor

Landing

Access to the loft space. Radiator.
Window to the front aspect.

Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m)
Window to the side aspect. Radiator.

Bedroom Two

14' 8" x 8' 6" (4.47m x 2.59m)
Window to the side aspect. Fitted
wardrobes and matching furniture.
Radiator.

Bedroom Three

12' 8" x 8' 5" (3.86m x 2.57m)
Window to the front aspect. Built in
wardrobe. Radiator.

Separate Wc

Comprising a low level wc and wash
basin. Window to the side aspect.



Outside

Front Garden

Gravel driveway with parking for a number of vehicles, the remainder is laid to lawn with hedge borders. Gated access to the rear garden.

Rear Garden

Adjacent to the rear of the property is a patio area with steps leading up to a large lawned area. Well stocked with mature shrubs and hedge borders.

Garage

A large single garage with up and over door. Eaves storage space. Power and light. Door leading to the rear garden.

Agents Note

Leasehold

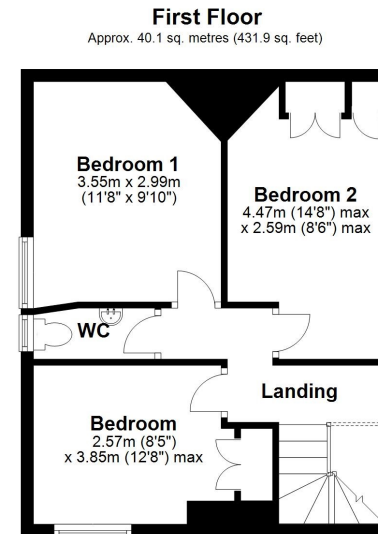
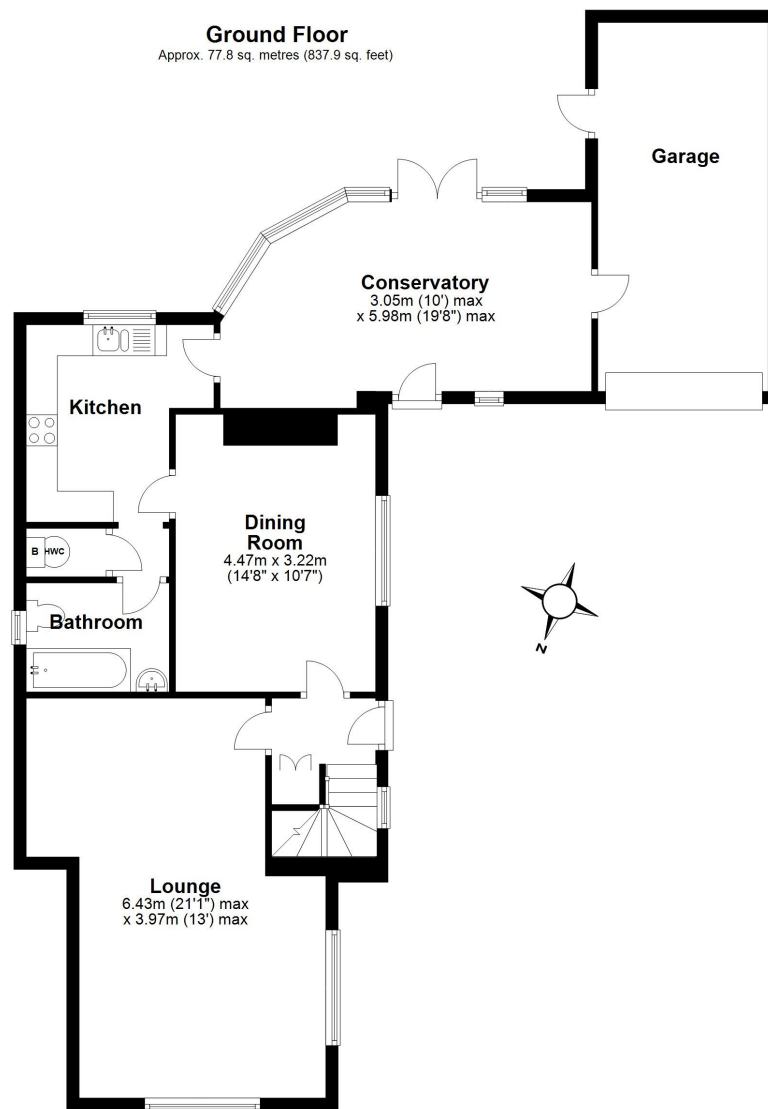
990 years from September 1970 with 936 years remaining.

No ground rent.

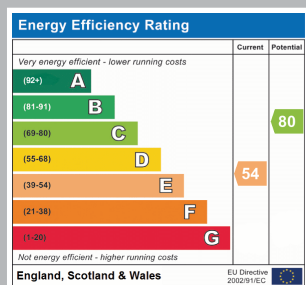
No service charge.







Total area: approx. 118.0 sq. metres (1269.8 sq. feet)



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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