



124, Baldock Road

Letchworth Garden City,
Hertfordshire, SG6 2EL

£550,000

country
properties

An impressive three bedroom family home (formerly a four bedroom) located in a sought after location within easy access of the town centre, train station and A1(M). The property has been modernised and extended over the last few years to a very high standard by the current owners.

On the ground floor there is a spacious dual aspect lounge, separate dining room/home office and a large extended kitchen/family room and a separate utility/cloakroom. Upstairs there are three good size bedrooms, the main bedroom is very spacious formed from knocking two bedrooms into one. There is also a luxury four piece bathroom suite. Outside there is a off road parking at the front of the house and the rear garden is laid to lawn with patio area and a large timber summer house which has electricity and running water. The Summer House is currently being used as an entertainment space with bar area but could be used as an extra work space. There is a Wifi booster in the Summer House.

Internal viewing comes highly recommended to fully appreciate this family home.



Ground Floor

Entrance Hall

Stairs to first floor with large cupboard and various storage drawers for shoes etc. Quarry tiled floor. Radiator.

Lounge

15' 11" x 11' 7" (4.85m x 3.53m)

Dual aspect room with double glazed windows to front and side. Stripped floorboards. Radiator.

Study/Dining Room

11' 10" x 9' 10" (3.61m x 3.00m)

An adaptable room which is currently being used as a home office but could easily be a playroom or dining room. Double glazed window to the front aspect. Stripped floorboards. Fitted shelving with cupboards below. Radiator.

Kitchen/Diner/Family Room

20' 0" x 19' 8" (6.10m x 5.99m)

A real feature of this impressive family home is the extended kitchen fitted in a range of matching base and eye level units with contrasting work surfaces and matching central island. Large pantry cupboard. Integrated Range style cooker, dishwasher and wine fridge. Breakfast bar. Display lighting. Butler sink with mixer taps. Built in corner seating area with storage under. Double glazed windows and French doors overlooking the rear garden. Lantern style roof light.

Cloakroom/Utility Room

Comprising a low level wc and wash hand basin with cupboard under. Plumbing for a washing machine. Velux window.

First Floor

Landing

Double glazed window to side. Doors to all rooms.



Bedroom One

15' 11" x 11' 7" (4.85m x 3.53m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

10' 0" x 7' 10" (3.05m x 2.39m)

Double glazed window to the rear aspect. Radiator.

Family Bathroom

13' 11" x 6' 7" (4.24m x 2.01m)

A luxury suite comprising a low level wc, wash basin with cupboard under and a freestanding bath with mixer tap and shower attachment. Large walk in shower cubicle with rain shower and attachment. Black heated towel rail. Ceramic splash tiling. Double glazed windows to the rear aspect. Tiled floor.



Outside

Front Garden

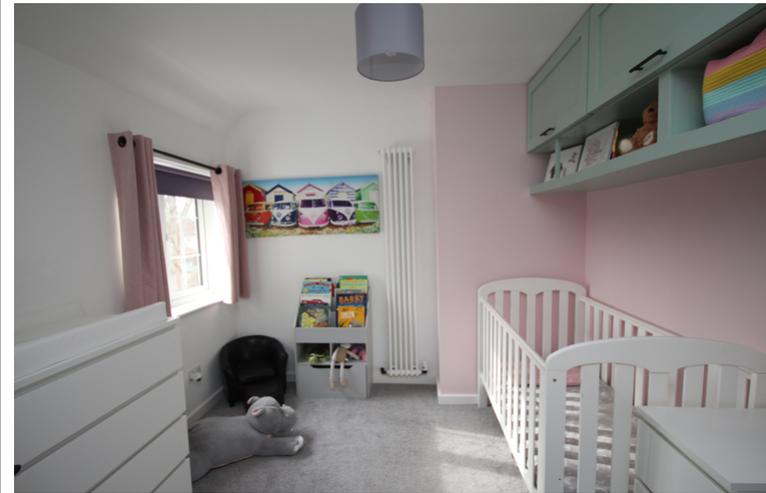
Gravel parking to the front of the property with retaining hedge and trees. Shared driveway with the neighbour leading to the back gate.

Rear Garden

Laid mainly to lawn with a patio area adjacent to the rear of the house. Timber fencing. Large Summer house currently with bar area and being used as an entertainment space but could easily be a Home Office, there is also a Wifi booster, running water and power. Covered decked area to one side. Gated side access.

Agents Note

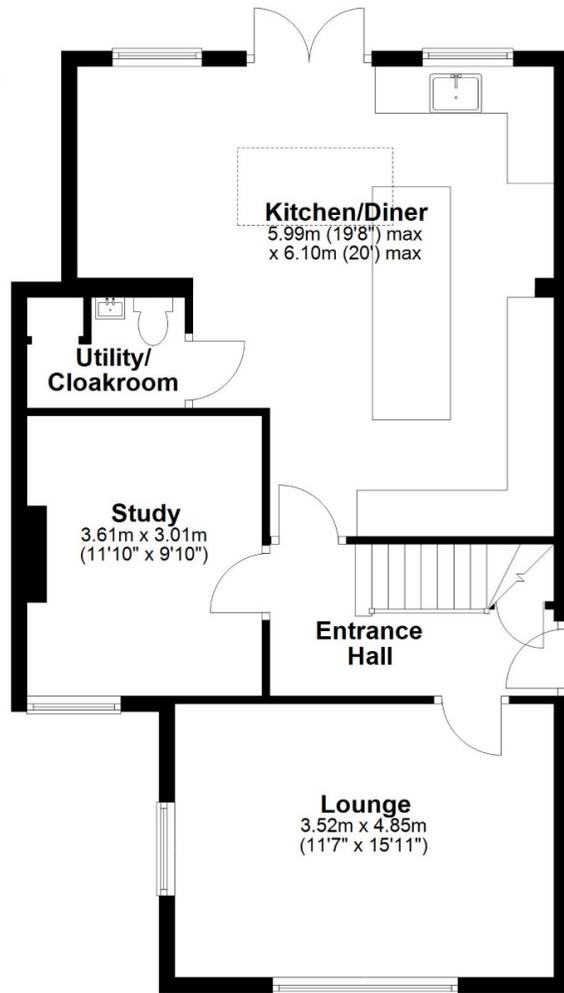
Leasehold - 893 years remaining.
Council Tax Band C.





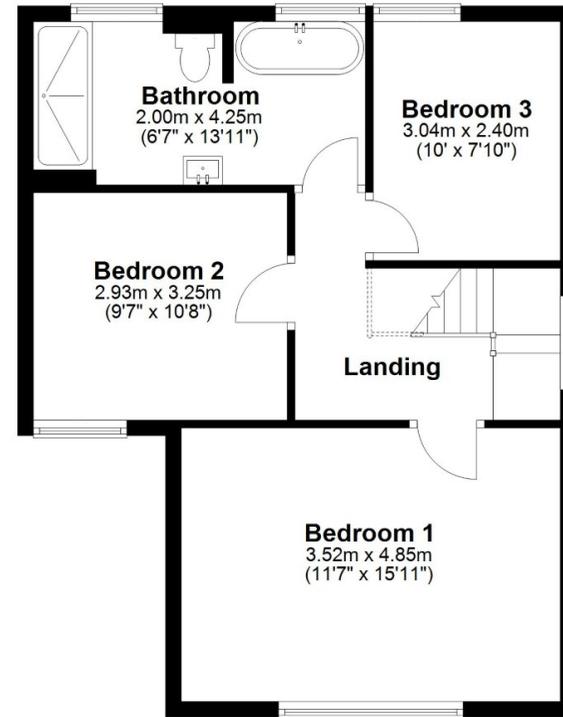
Ground Floor

Approx. 70.4 sq. metres (757.4 sq. feet)

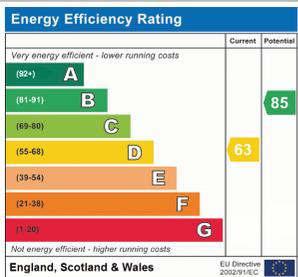


First Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 122.5 sq. metres (1318.5 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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties