



Grosvenor Road West, Baldock, Hertfordshire. SG7 6NZ

| Satchells



3 Bedroom Semi-Detached House

£600,000 Freehold

Satchells Estate Agents are delighted to present to the market this brilliant size three-bedroom semi-detached property located in this desirable cul-de-sac location. This family home has so much to offer starting off with a beautiful open plan kitchen diner, great size lounge, conservatory, and WC on the ground floor. On the first floor are three double bedrooms, family bathroom & separate shower room. The rear garden is a great size that has been designed for both comfort and functionality, featuring a social patio area & plenty of additional outdoor space. This property also has to offer private parking for three cars and a garage. Early Viewings Highly Recommended!

- Beautiful condition
- Popular cul-de-sac location
- Three double bedrooms
- Prestigious road
- Driveway for three cars
- Semi-detached
- Garage
- Conservatory
- Log burner
- Early Viewings Highly Recommended!
- EPC rating - D. Council tax - D.

Ground Floor

Entrance Porch:

Via double glazed front door.

Hallway:

Built-in storage cupboards, doors leading to:

Lounge:

Abt. 20' 0" x 12' 0" (6.10m x 3.66m) Double glazed window to front aspect, log burner, wooden flooring, radiator, French doors leading to:

Kitchen/Dining Room:

Abt. 22' 5" x 18' 0" (6.83m x 5.49m) Double glazed window to rear aspect, double doors to conservatory. Range of fitted wall and base units, stainless steel sink and drainer, gas hob, extractor fan, integrated appliances, plumbing for washing, built-in storage cupboard, double glazed side door to garage, wooden flooring, radiator.

Conservatory:

Abt. 16' 7" x 11' 5" (5.05m x 3.48m) Double glazed windows to rear garden, wooden flooring.

WC:

Double glazed window to side aspect, low level WC, wash hand basin, wooden flooring, radiator.

First Floor

Landing:

Fitted carpets throughout, storage cupboard, loft access, fully boarded.

Bedroom One:

Abt. 12' 5" x 10' 5" (3.78m x 3.17m) Double glazed window to front aspect, fitted wardrobes & dressing table, fitted carpets, radiator.

Bedroom Two:

Abt. 11' 5" x 8' 5" (3.48m x 2.57m) Double glazed window to rear aspect, fitted wardrobes, fitted carpets, radiator.

Bedroom Three:

Abt. 12' 0" x 9' 7" (3.66m x 2.92m) Double glazed window to rear aspect, fitted carpets, radiator.

Bathroom:

Double glazed frosted window to front aspect, newly fitted three-piece suite comprising, low level WC, wash hand basin, panelled bath, hand held shower attachment, built-in shelving, heated towel rail, tiled walls & flooring.

Shower Room:

Sky light, shower cubicle, glass screen, hand wash basin, heated towel rail, tiled walls.

Outside

Rear Garden:

Landscaped throughout, mainly laid to lawn, patio seating area, access to garage.

Front Garden:

Paved driveway, parking for three cars, access to garage.

Garage:

Abt. 24' 5" x 7' 5" (7.44m x 2.26m) Velux window, doors to front and rear aspect, eaves storage.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

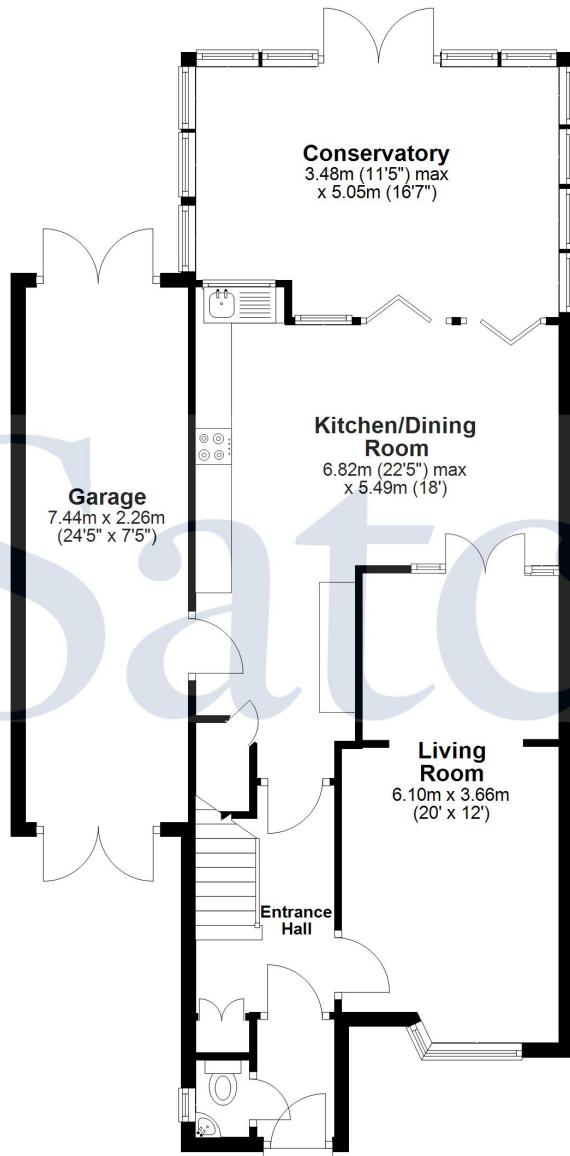




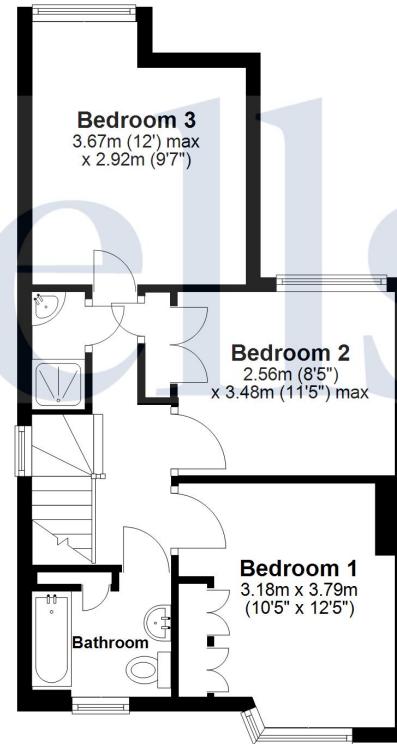
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.

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