



# Laxton Gardens

BALDOCK,  
Hertfordshire, SG7 6DA  
OIEO £350,000

country  
properties

We are delighted to offer to the market this spacious two-bedroom semi-detached home, ideally located just a short walk from the High Street and local amenities.

Upon entry, you are welcomed by a bright and airy entrance hall with ample space for coats and shoes, along with a large under-stairs storage cupboard. To the right is a generously proportioned modern fitted kitchen, offering plenty of work surfaces and space for a small dining table. French doors lead through to a sunroom, which in turn opens out to the rear garden. To the left of the hallway is the living room, filled with natural light from a large front-facing window and featuring the staircase rising to the first floor.

Upstairs, the property offers two good-sized double bedrooms. The principal bedroom is particularly spacious, with ample room for a king-size bed and potential for fitted wardrobes. The second bedroom overlooks the rear garden and is served by a family bathroom comprising a full-sized bath with shower over, WC and wash hand basin.

Externally, the property continues to impress with a good-sized yet low-maintenance rear garden. Mainly laid to lawn, it features a patio area directly outside the sunroom and a further raised seating area to the rear - perfect for entertaining or enjoying the sun throughout the day. A standout feature is the garden room, ideal for use as a home office, gym or games room. Additional benefits include a partially converted garage and a well-designed garden shed providing excellent storage.

To the front, a large driveway offers off-road parking for two vehicles, alongside a garden laid to lawn. Properties of this type are rarely available in such a desirable cul-de-sac location, and early viewing is highly recommended to avoid disappointment.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- WALKING DISTANCE TO BALDOCK TOWN CENTRE
- LIGHT AND AIRY THROUGHOUT
- FITTED KITCHEN
- CONSERVATORY
- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- DRIVEWAY AND PARKING FOR 2/3 CARS
- GARAGE (PARTLY CONVERTED TO AN OFFICE)

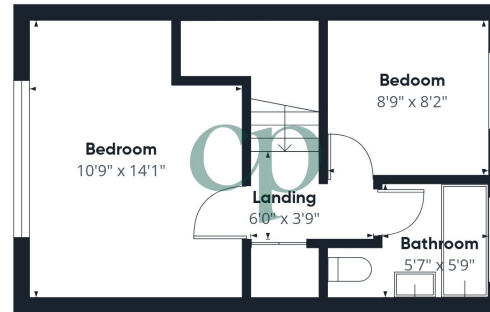




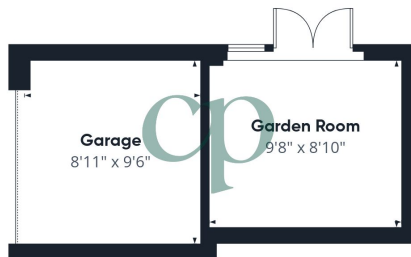




Floor 0 Building 1



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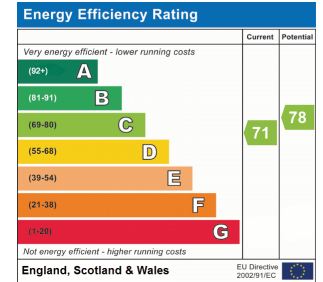
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
825 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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