



40, Weston Way

Baldock,

Hertfordshire, SG7 6HA

Freehold - Guide Price £450,000

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A beautifully presented 3 bedroom semi-detached home with large south westerly facing rear garden in Central location within walking distance to all schools, transport links and town centre amenities. This fantastic home located on Weston Way offers light, bright accommodation throughout with a bay fronted kitchen/diner and spacious lounge on the ground floor with 3 generous bedrooms and modern family bathroom on the first. A wonderful family home that would suit a wide range of buyers!

- 3 Generous bedrooms
- Fantastic south westerly rear garden measuring approx 40ft x 36ft
- Very well presented throughout
- Walking distance to schools and local amenities
- Scope for further extension/value adding (STPP)
- Council Tax band C/EPC rating C

Accommodation

Entrance Hallway

Stairs to the first floor, radiator, under stairs storage, window to the front aspect, doors to:-

Lounge

11' 9" x 12' 0" (3.58m x 3.66m)

Glazed patio doors to the rear, radiator.

Kitchen/Diner

18' 4" x 9' 5" (5.59m x 2.87m)

Bay window to the front aspect, window to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, range cooker, space for a large American style fridge/freezer, large pantry cupboard housing washing machine and tumble dryer.

First Floor

Landing

Window to the front aspect, doors to:-

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)

Window to the rear aspect, radiator, built in storage cupboard.



Bedroom Two

11' 0" x 11' 9" max (3.35m x 3.58m)

Window to the side aspect,
radiator, airing cupboard.

Bedroom Three

9' 5" x 7' 9" (2.87m x 2.36m)

Window to the front aspect,
radiator, built in storage
cupboard.

Bathroom

Two windows to the side aspect,
heated towel rail, WC,
freestanding bath with shower
attachment, shower cubicle.

External

Front

Front garden laid to shingle,
gated access to rear at side.

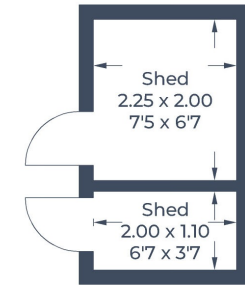
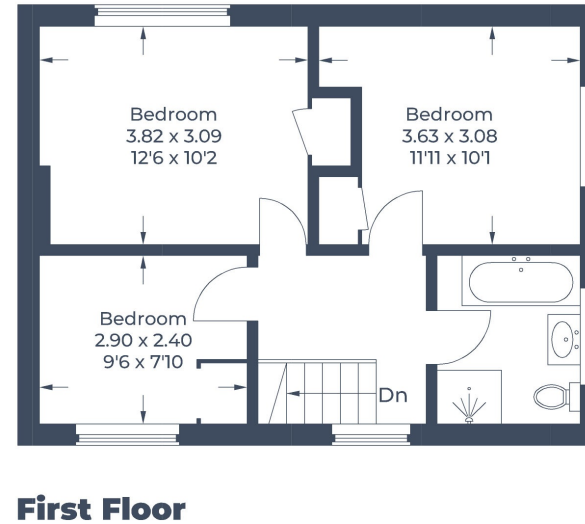
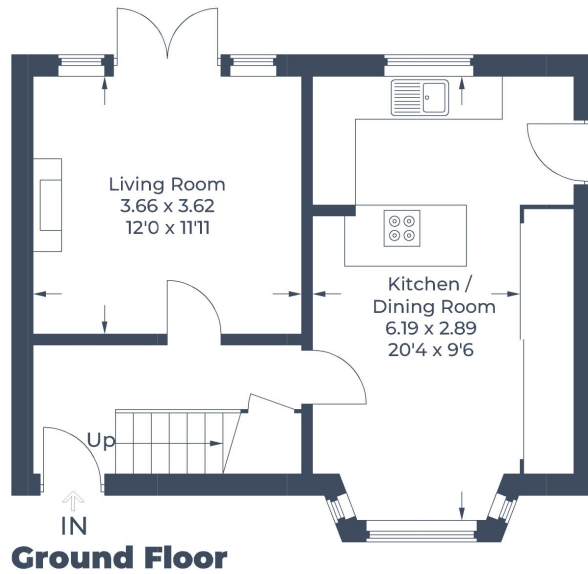
Rear

South westerly facing rear
garden measuring approx 40ft x
36ft predominantly laid to lawn
with patio area at head and
rear, mature beds and borders,
timber storage shed, two
gazebo's, brick built
workshop/store.



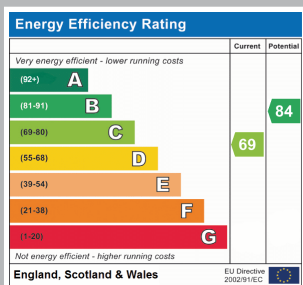


Approximate Gross Internal Area
 Ground Floor = 43.7 sq m / 470 sq ft
 First Floor = 41.9 sq m / 451 sq ft
 Outbuilding = 6.7 sq m / 72 sq ft
 Total = 92.3 sq m / 993 sq ft



(Not Shown In Actual
Location / Orientation)

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 measurements are approximate, not to scale.
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Viewing by appointment only

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