



**Byrd Walk, Baldock Guide Price £425,000 - £450,000**

**GUIDE PRICE £425,000 to £450,000 3 bed Semi-Detached House At That Price? How Can That Be? FIRST TIME BUYER? NO STAMP DUTY up to £425k? | Perfect for a young couple / small family or if you are downsizing and don't want to compromise on space and style | INVESTORS / Landlords - Around 5%+ p.a. yield. GREAT DEMAND for properties like this. No work to do! | Just move your own furniture in and add soft furnishings / ornaments etc., to your taste | Imagine a leisurely stroll to your favourite cafe in town at the weekend and the great mix of local shops / restaurants and pubs | Great sized South / East facing back garden - ideal for BBQ / entertaining / just relaxing in the sun with a book or glass of wine | Large driveway providing ample off road parking for at least 4 cars and garage | 20 mins walk to Baldock Mainline STATION - 40 mins to LONDON and just over an hour longer to BRIGHTON and 30 mins to Cambridge going North | Within half a mile of 3 GOOD Ofsted rated Juniors SCHOOLS and the highly regarded Knights Templar Secondary SCHOOL**



GUIDE PRICE £425,000 to £450,000. A Large 3 Bedroom Semi-Detached Home In The Catchment Of Great Schools For That Price - How can that be? 3 bedroom 1960's properties like this one are well built. They often have bigger rooms and more garden space than modern properties.

The living room is a great space with neutral, modern décor, carpet and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style. Large windows to the front provide an abundance of light creating a bright and inviting living space perfect for relaxation and enjoyment. The log burner adds warmth and charm, making it an ideal gathering spot during chilly evenings - will help with utility bills too.

The dining area is big enough for a good size table and chairs and leads nicely into the kitchen - perfect for evening meals and entertaining family and friends.

A modern kitchen with cream-coloured units and striking contrasting worktops, provides both elegance and functionality. Enjoy ample storage, generous worktop space and the convenience of a built-in oven and gas hob, ensuring you have all the room you need to create delicious meals with ease. The tiled floor is easy to clean and maintain.

Upstairs, you'll find three generously proportioned bedrooms - all with neutral carpets - no cold feet on winter mornings. The main bedroom and the second are great sized doubles with fitted wardrobes too. No small third box room - space for a child to grow or, for those working from home, a good space for an office - no need to move your stuff from the dining room table when guests come round.

But that's not all - outside, you'll find a landscaped garden. Enjoy the vibrant beauty of pristine terraced lawn without the hassle of watering or mowing, adding a touch of nature to your surroundings with effortless elegance. A patio area and decking ensure you and your guests can catch the sun at different times of the day - a perfect space for hosting summer barbecues or just enjoying a glass of wine on a warm evening.



And with great local schools and access to beautiful North Hertfordshire countryside nearby, there's plenty to keep a young family occupied. From Baldocks mainline station you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) serves the town well and takes you North and South. So why wait? Give the friendly team at Leysbrook a call today and book your viewing - this home won't be on the market for long!

Call TODAY to book your viewing and buy before someone else does!

## | ADDITIONAL INFORMATION

Council Tax: Band - C

EPC Rating: D

## | GROUND FLOOR

Lounge / Diner Room: Approx 22' 4" x 12' 6" (6.81m x 3.81m)

Kitchen: Approx 9' 5" x 9' 4" (2.87m x 2.84m)

## | FIRST FLOOR

Bedroom One: Approx 10' 9" x 10' 3" (3.28m x 3.12m)

Bedroom Two: Approx 10' 5" x 8' 9" (3.17m x 2.67m)

Bedroom Three: Approx 8' 3" x 7' 7" (2.51m x 2.31m)

Bathroom: Approx 8' 1" x 5' 4" (2.46m x 1.63m)

## | OUTSIDE

Garage: Approx 16' 5" x 8' 3" (5.00m x 2.51m)

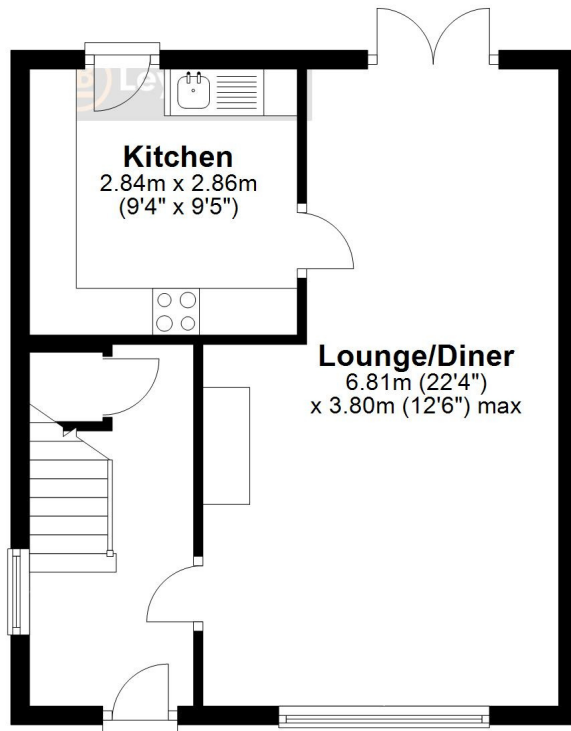
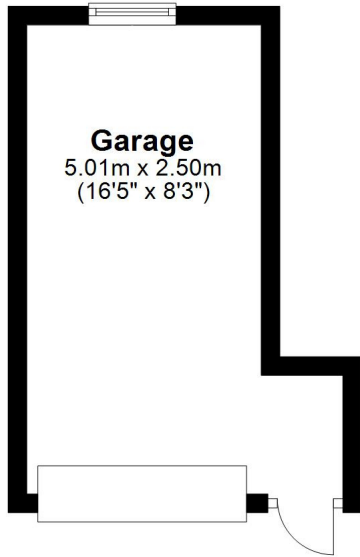
Off road parking for 4 cars

Low maintenance rear garden with gated access to the side



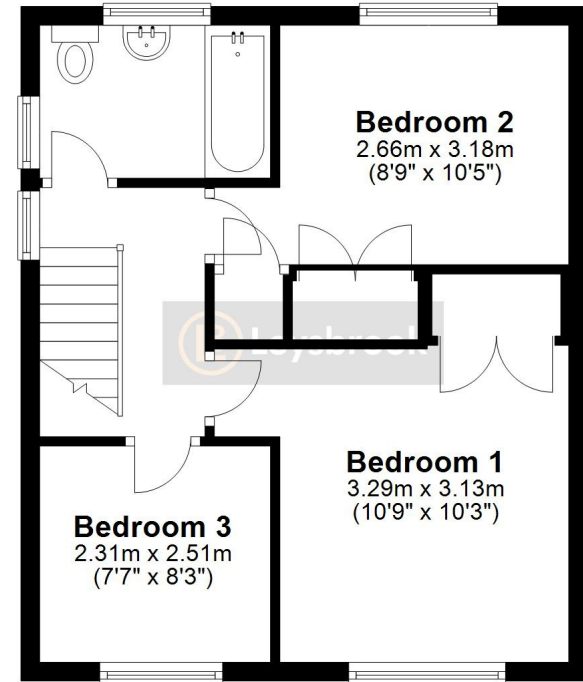
## Ground Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 78.7 sq. metres (846.8 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

## Leysbrook Team

01462 419329 | [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited  
Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 