



Park Drive, Baldock Offers in Excess of £290,000

GREAT VALUE! No onward chain - move at a pace that suits you, not someone else's timeline | A 1930s build with proportions you simply don't get in many newer homes at this level | Space to spread out now and grow into later - not something you outgrow in two years | Living room wide enough for real evenings in, not just somewhere to pass through | A layout that works for everyday life - cooking, working, relaxing all under one roof | Extra downstairs WC - smoother mornings, happier guests, less disruption | Manageable garden space - enough to enjoy without losing every weekend to it | Garage access for storage, hobbies or keeping the clutter out of sight | Walk to green space, schools, town and trains - daily life without constant driving | Commute to London in around 35 mins, head north to Cambridge or south to Gatwick and Brighton - with the A1(M) and A505 close by when driving makes more sense



You're A Stone's Throw From Green Space.

Fresh air when you need it. Somewhere to wander with a coffee. Space for children to burn off energy after school. And in the other direction, Baldock itself - close enough that popping into town doesn't need planning. A quick dash to the shops. Meeting friends on a Friday without thinking about the journey home.

Park Drive sits in that comfortable middle ground - established, residential, and properly connected. Space is what sets this house apart. At just over 926 sq ft including the garage, it feels reassuringly proportioned. The living room stretches more than 14ft across, wide enough to lay out properly rather than compromise. Big sofa. Proper TV wall. Room to move. After a long day, somewhere to actually relax and recharge rather than perch.

The kitchen runs along the back of the house with enough length to do more than one job. A table at one end. Dinner bubbling away at the other. Doors out to the garden when the weather allows. Beyond that, a rear lobby with separate WC and utility space makes everyday life smoother - guests don't head upstairs, kids don't trail through the house after the park, and once you've had that extra toilet, you rarely want to live without it.

When it's time to get your head down, the sleeping space feels balanced rather than squeezed in. Two rooms that comfortably take a double bed, and another that adapts - nursery, home office, or somewhere for guests. The shower room is arranged as a wet room, practical and easy to maintain, already accessible and ready to use, with scope to rework in time if that suits you.

Décor and kitchen reflect a home that's been cared for over many years. There's opportunity to update and personalise gradually, but the structure and layout are already doing the heavy lifting. This is shaping, not rescuing.

Out back, the garden is straightforward and usable, with access through to the garage behind - useful storage, workshop potential or simply somewhere to keep bikes and tools out of sight.



Baldock works when you actually live here. You can walk into town for coffee on a Saturday without planning it. Grab something from the butcher. Meet friends in a pub that still feels like a pub. The station is close enough that commuting to King's Cross doesn't mean leaving at dawn, and Cambridge is similar in the other direction. Knights Templar sits within walking distance, which changes the rhythm of school mornings - no daily car queue, no long detours.

Road travel is simple too. The A1(M) and A505 keep you connected, and Luton Airport is close enough for early flights without needing an overnight hotel. It's a town that balances movement and community rather than forcing you to choose between them.

With no onward chain, the move itself can be more straightforward - fewer moving parts, less waiting around.

If you've been weighing up tighter homes and wishing for something that feels more substantial - in both footprint and flexibility - this one earns a closer look.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 14' 1" x 13' 0" (4.30m x 3.96m)

Kitchen / Diner: Approx 14' 5" x 8' 0" (4.40m x 2.44m)

Downstairs Toilet: Approx 5' 5" x 2' 10" (1.65m x 0.86m)

| FIRST FLOOR

Bedroom One: Approx 10' 5" x 9' 9" (3.17m x 2.97m)

Bedroom Two: Approx 10' 10" x 8' 10" (3.29m x 2.70m)

Bedroom Three: Approx 8' 0" x 8' 0" (2.44m x 2.44m)

Bathroom: Approx 7' 2" x 6' 9" (2.18m x 2.06m)

| OUTSIDE

Garage: Approx 17' 5" x 8' 2" (5.30m x 2.49m)

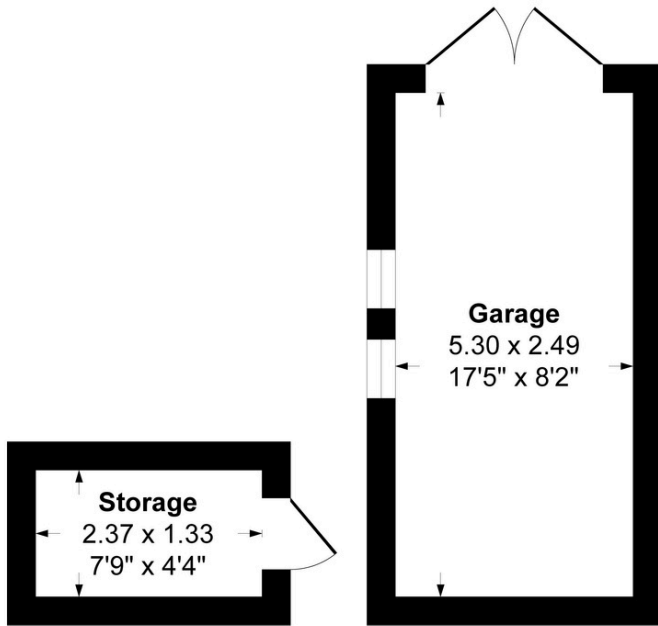
Storage: Approx 7' 9" x 4' 4" (2.37m x 1.33m)

Enclosed garden to rear with gated access to the rear



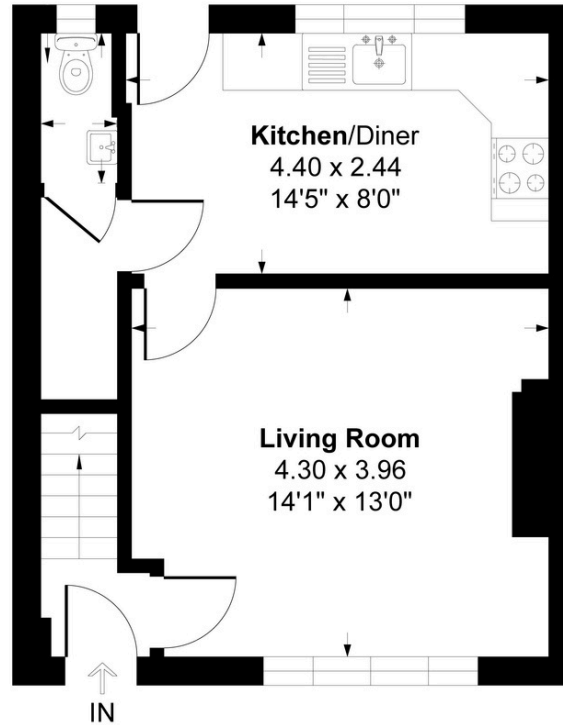
Outbuilding

Approx. 16.3 sq. metres (176.2 sq. feet)



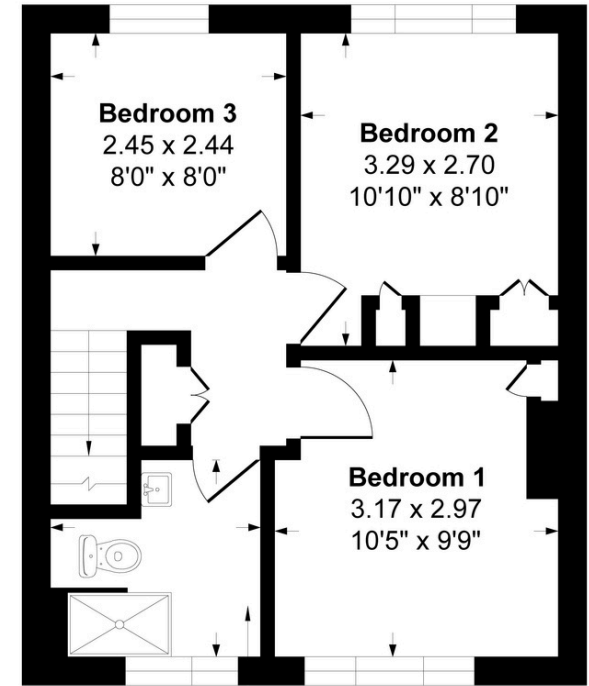
Ground Floor

Approx. 34.8 sq. metres (375.3 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.3 sq. feet)



Total area: approx. 85.9 sq. metres (926.8 sq. feet) Including Outbuilding Area

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, system and appliances shown have not been tested and no guarantee as to their operability can be given.





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

Leysbrook Team

01462 419329 | 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	80
England, Scotland & Wales		EU Directive 2002/91/EC	