



# 25, Angells Meadow

Ashwell, Baldock,  
Hertfordshire, SG7 5QS  
Freehold, Guide Price £550,000

country  
properties



A very well presented 4 double bedroom end of terrace family home in sought after village location! Located in the popular residential cul-de-sac Angells Meadow, Ashwell, this fabulous home has been extended to the rear and now offers 3 large reception rooms, cloakroom, Kitchen and utility on the ground floor, with 4 double bedrooms and family bathroom on the first. Externally, to the front there is a small front garden laid to lawn and 2-3 car driveway leading to the attached Garage store. To the rear is a particularly attractive approx. 85ft rear garden with patio seating area stepping down to a beautifully presented and mature rear garden laid to lawn with ornamental beds and borders. At the rear of the garden is a further decked seating area, compost area and timber storage shed. A wonderfully spacious family home within walking distance to all village amenities and schools that must be seen in person to be fully appreciated!

- Deceptively spacious & extended family home
- 4 Double bedrooms
- Central Village location
- Wonderful approx. 85ft rear garden
- Council Tax Band E
- Well-presented throughout
- 3 Reception rooms
- Garage Store & Driveway parking
- Chain Free!
- EPC Band C





## Accommodation

### Entrance Hall

Radiator, stairs to the first floor accommodation, coat and shoe storage cupboard, doors to:

### Cloakroom

Window to the side aspect, WC, wash hand basin, wall mounted boiler.

### Music Room/Study

10' 9" x 10' 4" (3.28m x 3.15m)  
Window to the front aspect, radiator.

### Lounge

17' 6" x 16' 7" (5.33m x 5.05m)  
Window to the rear aspect, two radiators, door to kitchen, opening to:

### Dining Room

18' 2" x 8' 9" (5.54m x 2.67m)  
Window to the rear aspect, two Velux windows to the rear aspect, radiator, French doors to rear patio, opening to:

### Kitchen

14' 7" x 8' 4" (4.45m x 2.54m)  
Under floor heating, French doors to rear patio, Velux window to the rear, range of wall mounted and base level units with quartz work surface over and inset sink with drainer. Integral dishwasher, range cooker with extractor hood over, space for large American style fridge/freezer, openings to lounge and dining room, door to:

### Utility

8' 5" x 6' 1" (2.57m x 1.85m)  
Under floor heating, space for a washing machine and tumble dryer.





## First Floor

### Landing

Loft hatch, radiator, airing cupboard, doors to:

### Bedroom One

13' 8" x 10' 5" (4.17m x 3.17m)

Window to the rear aspect, radiator, built in wardrobes.

### Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m)

Window to the front aspect, radiator.

### Bedroom Three

15' 9" x 8' 3" (4.80m x 2.51m)

Windows to the front and rear aspect, radiator.

### Bedroom Four

10' 6" x 6' 8" (3.20m x 2.03m)

Window to the rear aspect, radiator.

### Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)

Window to the front aspect, heated towel rail, WC, wash hand basin, bidet, corner bath with shower over.





## External

### Front

Front garden laid to lawn with 2 - 3 car driveway leading to the attached garage store.

### Garage

9' 10" x 8' 4" (3.00m x 2.54m)

Light, power, partially converted at rear to provide utility room.

### Rear

Large patio seating area stepping down to a mature, Easterly facing rear garden laid to lawn measuring approx. 85ft with established beds and borders. Timber decked seating area, compost area and timber storage shed at rear.

## Ashwell

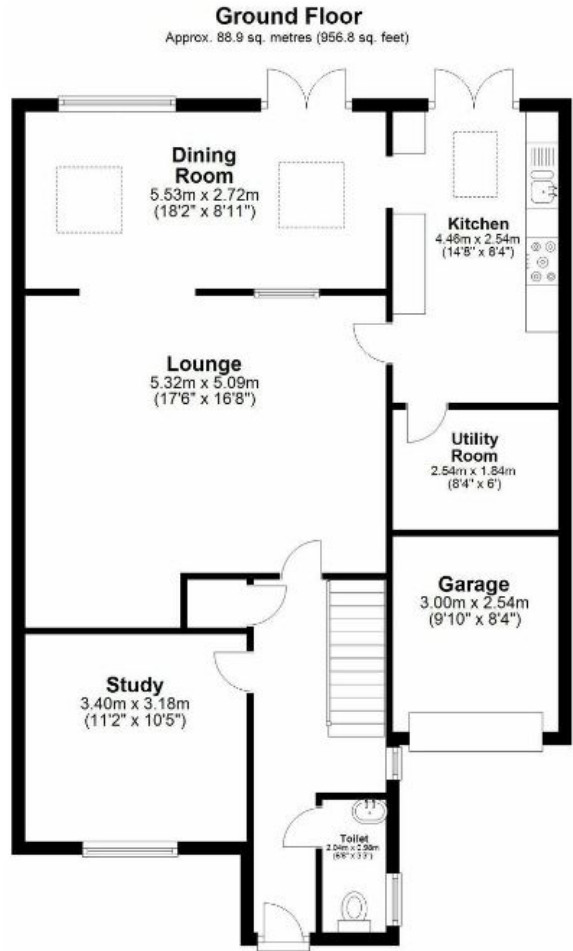
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.











**Total area: approx. 137.8 sq. metres (1483.4 sq. feet)**

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	<b>A</b>		
(61-81)	<b>B</b>		
(49-60)	<b>C</b>		
(35-48)	<b>D</b>		
(29-34)	<b>E</b>		
(21-28)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	82

England, Scotland & Wales

EU Directive 2002/91/EC

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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