



# Orchard Road

Baldock,  
Hertfordshire, SG7 5AG  
OIEO £675,000

country  
properties

We are delighted to offer this sizeable family home, ideally located in the heart of Baldock just moments from the train station and High Street.

Upon entry, you are welcomed by a bright and spacious entrance hall with room for coats and shoes. To the left is a useful cloakroom and staircase rising to the first floor. To the right are two versatile reception rooms, one featuring a log burner and exposed brick chimney breast ideal for use as a snug, study, playroom or games room.

To the rear of the property is an impressive L-shaped open-plan kitchen/dining/living space, forming the heart of the home. This fantastic area benefits from bi-fold doors opening onto the garden and a skylight flooding the space with natural light. The kitchen is well-equipped with a range-style cooker, ample work surfaces, rustic-style wall and base units, and a central island.

Upstairs, the property offers four double bedrooms. The principal suite is particularly generous and benefits from its own spacious en-suite shower room with walk-in shower, WC and wash hand basin. The remaining bedrooms are served by a well-appointed family bathroom featuring a full-sized bath with shower over, WC and hand wash basin.

Externally, the property continues to impress with a generous rear garden, mainly laid to lawn, with a raised patio area directly off the bi-fold doors and a separate decking area at the rear perfect for enjoying the sun throughout the day. Mature planted borders and a timber shed complete the garden. To the front, a covered carport provides off-road parking, with additional permit parking available on the road.

Early viewing is highly recommended, as properties of this size and location are rarely available.

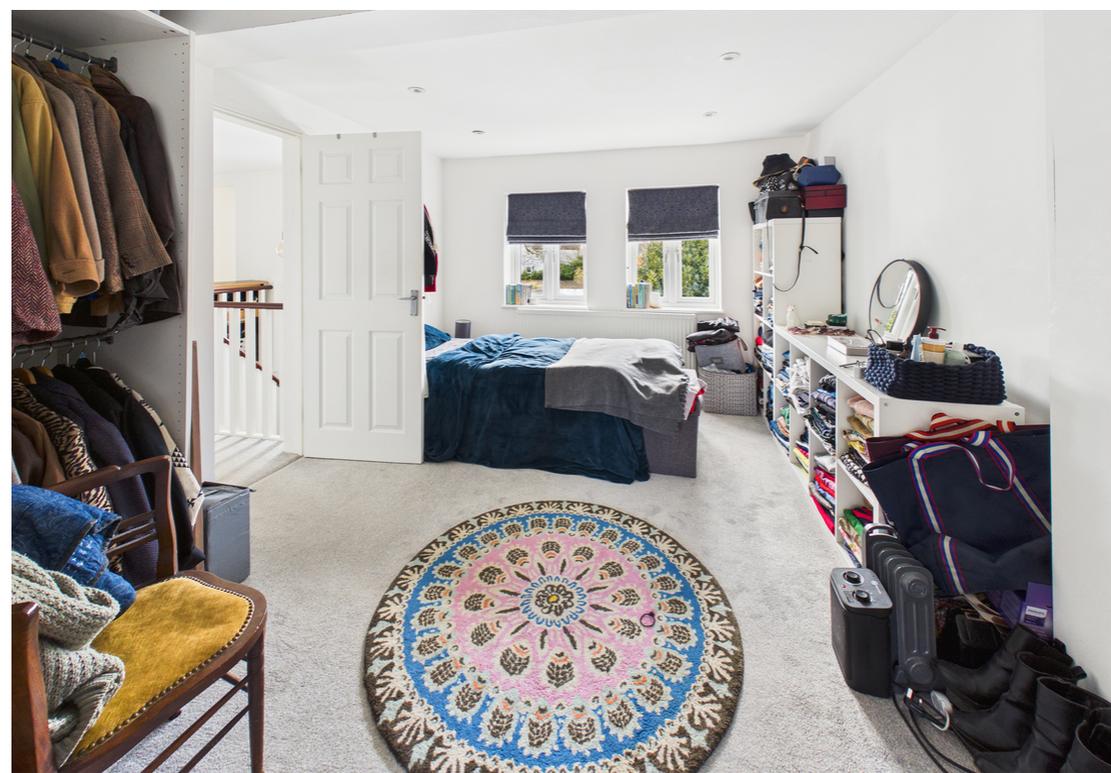
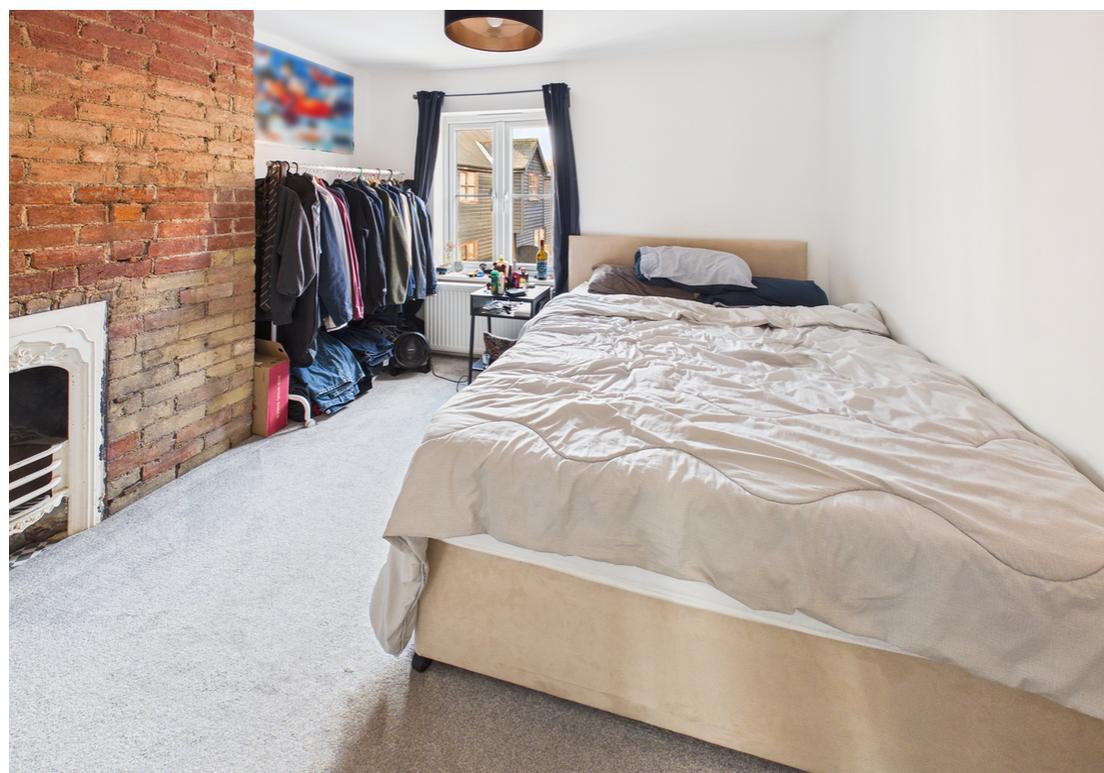
#### Location

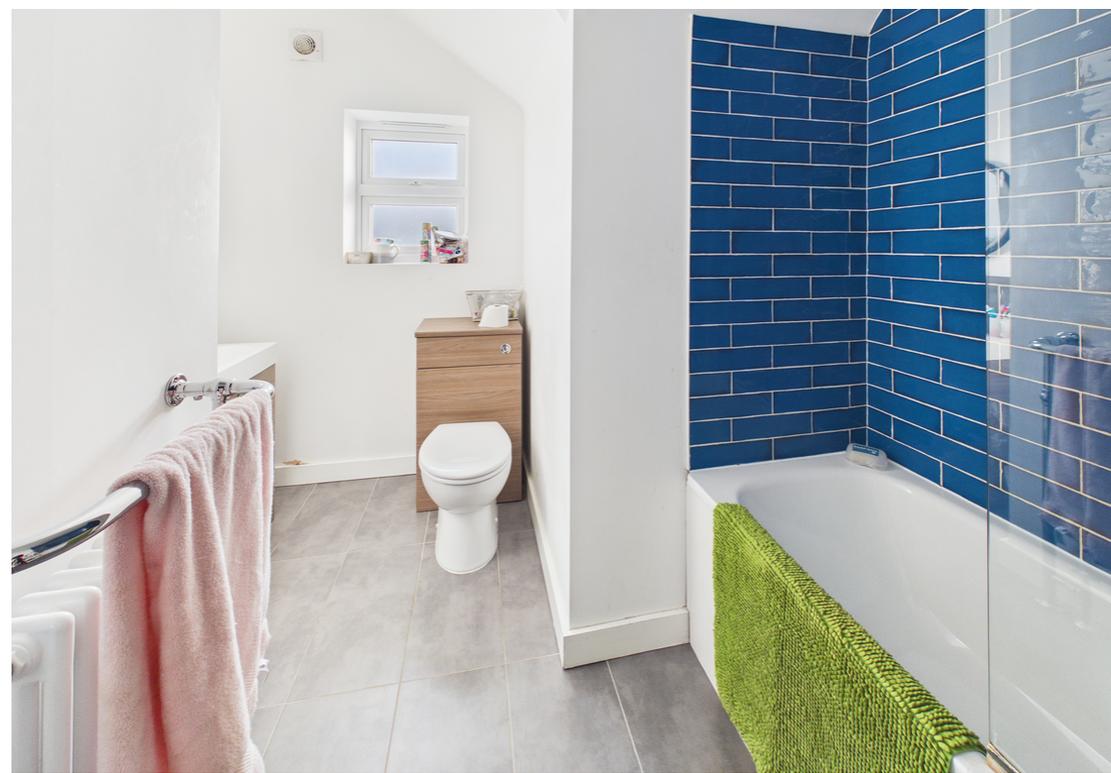
Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

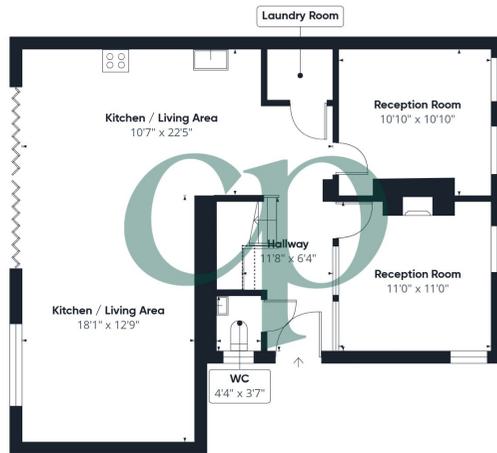
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Freehold - Detached family home
- Open-plan kitchen/diner/living room with Bi-fold doors to the garden
- 2 Versatile reception rooms (possible home office, gym, games room or snug)
- 4 Bedrooms - 2 Bathrooms - 1 Cloak room - 3 Reception rooms
- Generous plot with one off road parking space
- Council Tax Band E - EPC Rating TBC

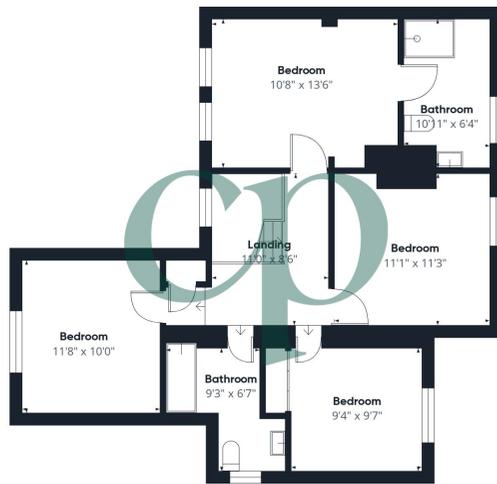








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1491 ft<sup>2</sup>  
**Reduced headroom**  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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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