



# 85, Baldock Road

Letchworth Garden City,  
Hertfordshire, SG6 2EE

**£750,000**

country  
properties



Early Garden City detached family home set in a plot of approx.0.25 of an acre. The property offers a lot of character and is set centrally on it's plot, with scope to improve it has off road parking for a number of vehicles as well as a large double garage. Located along the Baldock Road the house is within easy walking distance of the town centre, train station and popular schooling. The property has an entrance hall, a large living room, separate dining room and a spacious kitchen with a range of integrated appliances. There is also a study and cloakroom on the ground floor. On the first floor there is a main bedroom with an en-suite shower room, two further double bedrooms and a family bathroom. Outside are mature gardens that surround the plot.

## Ground Floor

### Entrance Hall

Stairs to the first floor. Radiator.

### Lounge

18' 7" x 13' 7" (5.66m x 4.14m)

Open fireplace with an attractive surround. Two radiators. Double glazed windows and French doors overlooking the rear garden.

### Dining Room

16' 1" x 13' 0" (4.90m x 3.96m)

Double glazed windows to the front and rear aspects. Radiator. Fireplace with attractive surround. Built in corner cupboard.

### Kitchen/Breakfast Room

16' 0" x 12' 9" (4.88m x 3.89m)

Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven, hob, fridge/freezer and dishwasher. Plumbing for a washing machine. Single drainer sink unit. Double glazed windows to the front and side aspects. Large understairs store cupboard. Quarry tiled floor. Concealed gas to radiator central heating boiler.

### Rear Hallway

Door leading to the garden.

### Cloakroom

Comprising a low level wc and a corner basin.

### Study

13' 0" x 5' 11" (3.96m x 1.80m)

Double glazed windows to the side and rear. Fitted office furniture with a desk and matching cupboards. Radiator.

## First Floor

### Landing

Access to the loft space. Double glazed window to the side aspect. Built in cupboard.

### Bedroom One

18' 7" x 11' 9" (5.66m x 3.58m)

Boxed bay double glazed window to the rear aspect. Radiator. Fitted wardrobes along one wall and a matching dressing table.





### En-Suite

6' 4" x 6' 1" (1.93m x 1.85m)

Comprising a low level wc, wash basin with cupboard under and a shower with glass screen. Tiled floor. Double glazed window to the side aspect. Radiator.

### Bedroom Three

10' 9" x 10' 1" (3.28m x 3.07m)

Dual aspect with double glazed windows to the front and side. Fitted wardrobe. Radiator. Cast iron fireplace.

### Bedroom Two

Double glazed window to the side aspect. Fitted wardrobe. Radiator. Cast iron fireplace.

### Bathroom

10' 0" x 5' 9" (3.05m x 1.75m)

Comprising a low level wc, wash basin with cupboard under and a panelled bath with a shower over. Radiator. Built in cupboard. Double glazed window to the rear aspect.

### Outside

#### Front Garden

Laid to lawn with a retaining hedge. Five bar gate with driveway leading to the garage. Ample off road parking for a number of vehicles.

#### Rear Garden

Again mainly lawn with mature trees and hedging. Summer house. Flower and shrub beds and borders. The house itself has an outside canopied porch with seating area and tiled floor.

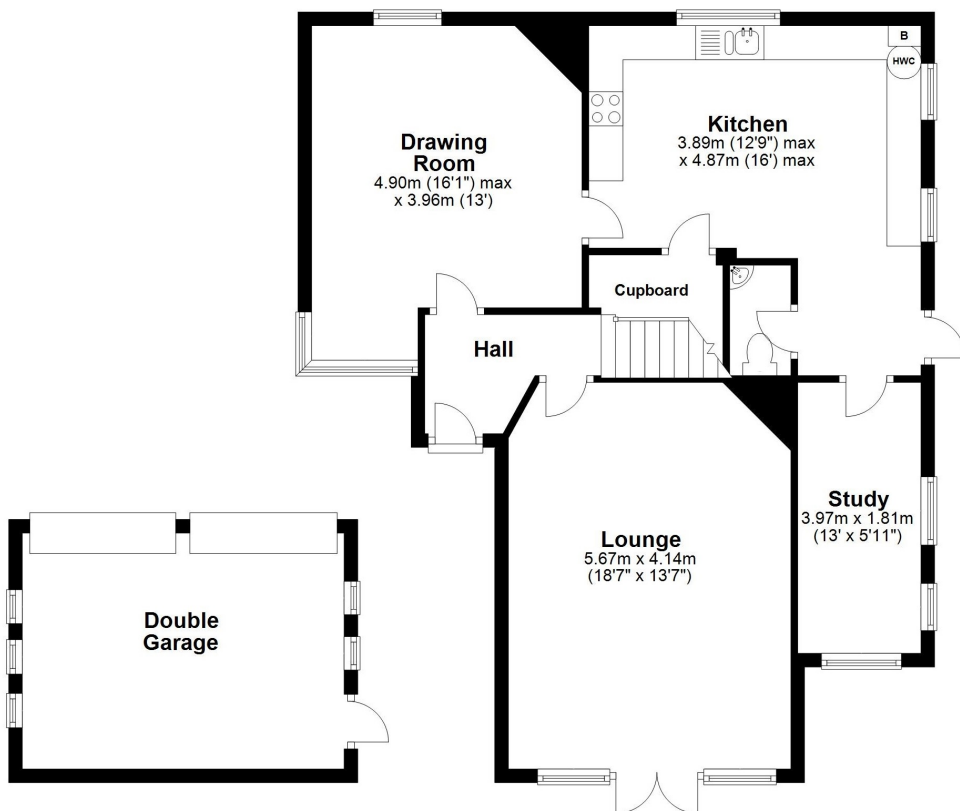
#### Garage

A large double garage with both power and light.



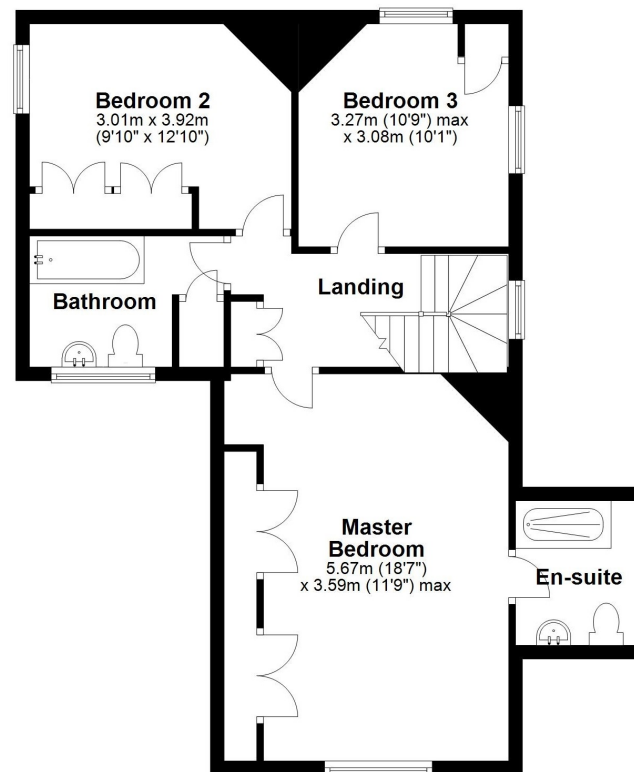
### Ground Floor

Approx. 78.1 sq. metres (840.6 sq. feet)



### First Floor

Approx. 63.3 sq. metres (681.5 sq. feet)



Total area: approx. 141.4 sq. metres (1522.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

# country properties