



# 113, Chiltern Road

Baldock,  
Hertfordshire, SG7 6LU  
Freehold £395,000

COUNTRY PROPERTIES  
PART OF HUNTERS



An established, three bedroom, family home located in a residential road of similar properties. Situated close to Weston woods (which is just perfect for walking your dog) and within easy walking distance of local schools and shops, this property really has a great deal to offer.

- Three bedrooms
- Ground floor cloakroom/utility room
- Lounge/Dining room and conservatory
- Well maintained rear garden
- 1.5 miles to Baldock train station
- 16 min walk to Tesco (as per Google Maps)

## Ground Floor

### Entrance Hall

Stairs to first floor, radiator.

### Cloakroom/Utility

5' 3" x 4' 4" (1.60m x 1.32m)  
Window to side aspect, low level W.C, wash hand basin, washing machine cupboard with plumbing for washing machine, supply for tumble dryer.

### Kitchen

8' 9" x 9' 1" (2.67m x 2.77m)  
Wall mounted and base units with work surface over, window to side aspect, wall mounted gas boiler, door to rear aspect, in-top stainless steel sink & drainer, supply for gas cooker with extractor above, integrated dishwasher, supply for fridge freezer, radiator.

### Lounge

11' 06" x 20' 08" (3.51m x 6.30m)  
Window to front aspect, double doors to conservatory.

### Conservatory

9' 4" x 9' 5" (2.84m x 2.87m)  
Brick base, electric radiator, door to garden.

### First Floor

### Landing

Window to side aspect, hatch to loft vault.



## Bathroom

2 x windows to side aspect, low level  
W.C, 'P' shape bath with shower  
attachment, wash hand basin, wh???  
heated towel rail.

## Bedroom 3

9' 2" x 7' 08" (2.79m x 2.34m)  
Window to front aspect, radiator.

## Bedroom 1

10' 6" (plus door recess) x 10' 7" (3.20m x  
3.23m)  
Window to rear aspect, radiator.

## Bedroom 2

9' 3" x 8' 6" (2.82m x 2.59m) ???  
Window to rear aspect, radiator, wardrobe  
recess.

## Outside

### Rear Garden

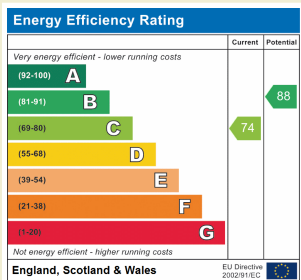
Patio with steps up to enclosed lawn area.  
Mature plants and shrubs to borders.  
Gated access at side to the front.











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 | 39, High Street | SG7 6BG

T: 01462 895061 | E: [baldock@country-properties.co.uk](mailto:baldock@country-properties.co.uk)

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

