



# Garwoods

California, Baldock,  
Hertfordshire, SG7 6NU  
Freehold £625,000



Country Properties are delighted to offer to market this substantial four bedroom detached family home located within minutes' walk of the train station and town centre amenities. In need of some cosmetic modernisation this property offers buyers a 'blank canvas' to create something quite special.

- 23ft Lounge
- En-suite to master bedroom
- Integral Garage
- Attractive walled rear garden
- Some cosmetic modernisation required

## Ground Floor

### Entrance

Panel glazed porch. Door to:-

### Entrance Hall

Stairs to first floor. Radiator. Doors to:-

### Lounge

23' 0" x 12' 0" (7.01m x 3.66m)  
2 radiators. Gas heater. Window to front. Sliding door to rear garden.

### Dining Room

11' 7" x 7' 7" (3.53m x 2.31m)  
Radiator. Window to front. Open archway to:-

### Kitchen

10' 8" x 10' 7" (3.25m x 3.23m)  
Window to rear. Base and wall mounted units with work surfaces over. Inset sink and drainer. Radiator. Integral induction hob with extractor hood over. Integral oven and grill. Space for dishwasher. Door to:-

### Utility

8' 7" x 6' 7" (2.62m x 2.01m)  
Window to rear. Base and wall mounted units with work surfaces over. Inset sink and drainer. Radiator. Spaces for washing machine and tumble dryer. External door to side. Door to:-

### Garage

16' 1" x 8' 9" (4.90m x 2.67m)  
Up and over door. Power and light.

### Cloakroom

WC. Wash hand basin. Window to rear.

## First Floor

### Landing

Spacious landing. Airing cupboard. Loft hatch. Window to front. Doors to:-



## Bedroom One

12' 10" x 12' 9" (3.91m x 3.89m)

Built-in storage cupboards and vanity unit.

Radiator. Window to rear.

## En-Suite

WC. Wash hand basin. Shower cubicle. Window

to rear.

## Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)

Radiator. Window to front.

## Bedroom Three

12' 5" x 7' 9" (3.78m x 2.36m)

Radiator. Window to front.

## Bedroom Four

10' 2" x 5' 6" (3.10m x 1.68m)

Radiator. Window to rear.

## Family Bathroom

Bath with shower attachment over. WC. Wash hand basin. Radiator. Window to rear.

## Outside

### Front

Raised lawn area with established beds and borders. Driveway. Gated access to rear.

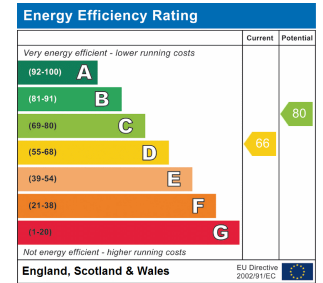
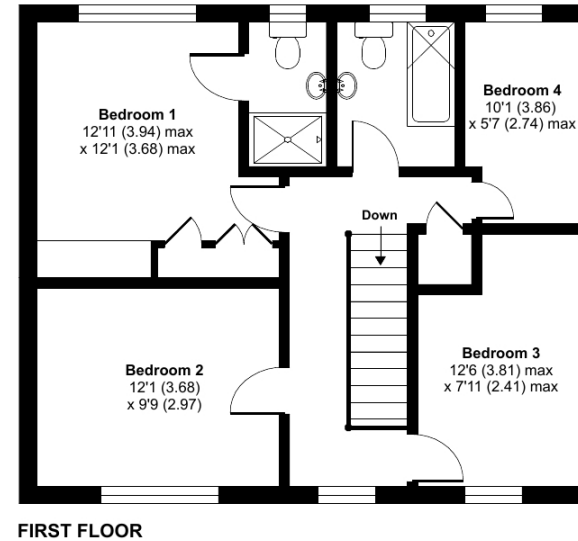
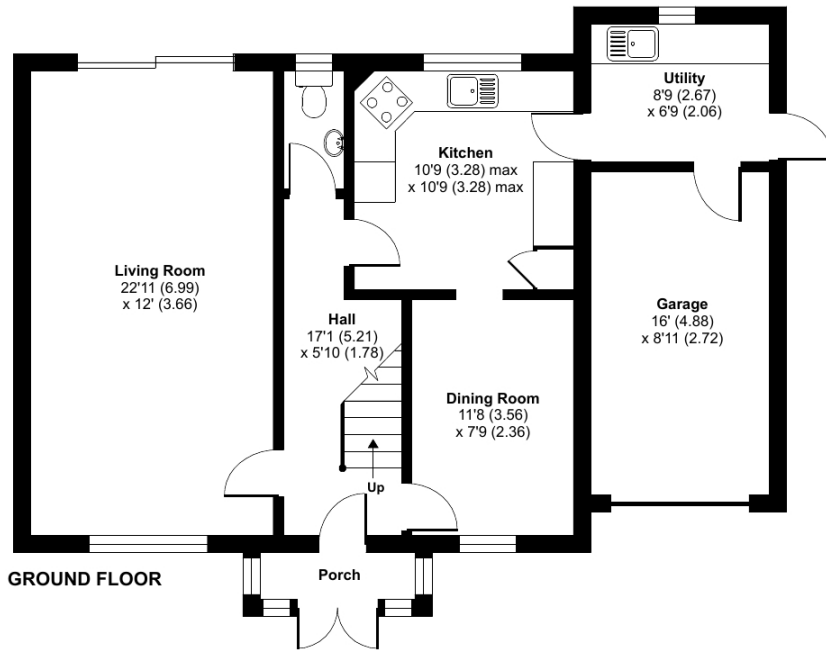
### Rear Garden

Attractive walled rear garden. Large patio area leading to lawn area with mature beds and borders.



Approximate Area = 1482 sq ft / 137.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 900213



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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