



# 59, Icknield Way East

Baldock,  
Hertfordshire, SG7 5DE

Freehold - Guide Price £350,000

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properties

An immaculately presented, light, bright and spacious 2 bedroom semi detached home within walking distance to all town centre amenities and transport links! This fantastic home located on Icknield Way East has been beautifully maintained by the current owners and offers a lounge, kitchen/diner and garden room on the ground floor with two true double bedrooms and a spacious family bathroom on the first. Externally the home offers off road parking and a wonderful rear garden with mature beds & borders, patio seating area and timber storage shed. A wonderful home that would suit first time buyers, buy to let investors and downsizers alike!

- Beautifully presented, light & spacious 2 bedroom semi-detached home
- Off road parking
- 2 Reception rooms
- 2 True double bedrooms
- Very attractive and private rear garden
- Located within walking distance to town centre amenities and transport links
- Council Tax band C
- EPC rating TBC

## Accommodation

### Entrance Hallway

Radiator, stairs to the first floor, doors to:-

### Lounge

13' 6" x 11' 3" (4.11m x 3.43m)  
Bay window to the front aspect, radiator, electric feature fire, under stairs storage cupboard, glazed double doors to:-

### Kitchen/Diner

14' 6" x 7' 11" (4.42m x 2.41m)  
Window to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral double oven/grill with induction hob over, space for fridge/freezer, washing machine, opening to:-

### Garden Room

8' 7" x 7' 3" (2.62m x 2.21m)  
Radiator, sliding door to rear garden.

### First Floor

#### Landing

Loft hatch, window to the side aspect, doors to:-



## Bedroom One

11' 3" x 10' 3" (3.43m x 3.12m)  
Two windows to the front aspect,  
radiator, large built in storage  
cupboard and wall mounted  
storage units.

## Bedroom Two

10' 6" x 8' 0" (3.20m x 2.44m)  
Window to the rear aspect,  
radiator, built in wardrobes and  
wall mounted storage units.

## Bathroom

Window to the rear aspect, WC,  
wash hand basin, heated towel  
rail, bath with shower attachment  
over and screen.

## External

### Front

Front garden with mature  
ornamental shrubs, driveway  
parking to side, gated access at  
side to rear.

### Rear

Attractive rear garden laid to lawn  
with mature beds and borders,  
patio seating area, timber shed,  
gated access at side to 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)

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