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properties  
For Sale

**Alder Close**  
Baldock,  
Hertfordshire, SG7 6HN  
OIEO £450,000

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We are delighted to offer to market this heavily extended three-bedroom family home, ideally located on the desirable Alder Close, just a short distance from the High Street and local schools. This well-presented property would make an excellent home for families and investors alike.

Upon entry, you are welcomed by a bright and spacious entrance hall with space for coats and shoes, leading through to a cosy living room. This bright and airy space benefits from French doors opening onto the garden and a window to the front, flooding the room with natural light. To the left, there is a generous dining room, ideal for family meals and entertaining, with stairs rising to the first floor and useful under-stairs storage. The dining room flows through to the kitchen, which is fitted with a range of wall and base units, ample work surfaces, and French doors providing direct access to the garden.

Upstairs, the property offers three good-sized double bedrooms, all benefiting from built-in wardrobes. The principal bedroom is further enhanced by its own en-suite shower room, complete with a walk-in shower, WC and wash hand basin.

Externally, the property continues to impress. To the front, the home has been tastefully clad, giving it a distinctive appearance, along with off-road parking for two vehicles. The rear garden is well arranged, featuring a paved patio, raised decking area, lawn, mature planted borders and an oversized shed ideal as a workshop as well as a second smaller storage shed, providing excellent outdoor space for both relaxing and entertaining.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

(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).)

#### 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.

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- Separate Lounge and Dining Room
- 3 Bedrooms - 2 Bathrooms - 1 Cloak room - 2 Reception rooms
- 3 Double bedrooms - All with built-in wardrobes
- Parking for 2 cars
- Council Tax Band C - EPC Rating C

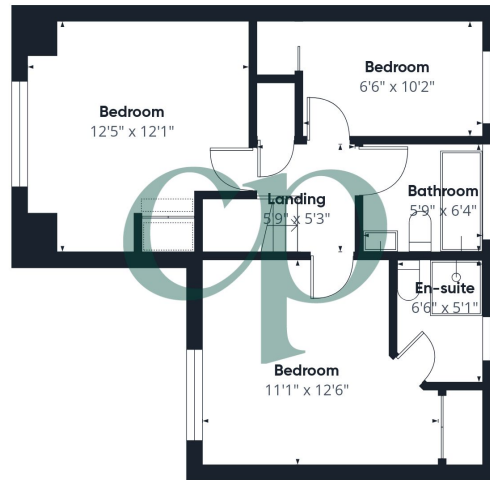








Floor 0



Floor 1

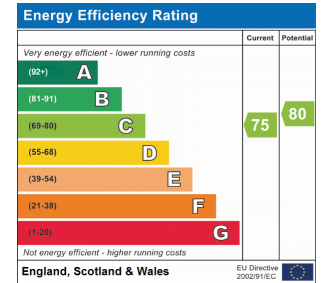


Approximate total area<sup>(1)</sup>  
942 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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