



Merchants Walk, Baldock, Hertfordshire. SG7 6TJ





4 Bedroom House (unspecified) £450,000 Freehold

A rare example of an extended property on Merchants Walk. The property has four bedrooms, but unlike others, it has a large extended kitchen and a garage. Set across three floors, it boasts three double bedrooms and a good single plus an en-suite and family bathroom. Outside there is a landscaped garden.

- Four bedrooms
- En-suite
- Extended kitchen
- Garage
- Off street parking
- Stunning views
- Well presented
- EPC rating C. Council tax band D

Ground Floor

Lounge:

Abt. 20' 2" x 11' 3" (6.15m x 3.43m) Double glazed windows to front and side aspects. Laminate flooring. Radiator.

Kitchen:

Abt. 19' 6" x 14' 7" (5.94m x 4.45m) Range of fitted wall and base units. Sink and drainer unit. Space for fridge/freezer. Plumbing for washing machine. Central island. Oven, hob and extractor fan. Bi-fold doors. Skylights. Tiled flooring.

First Floor

Landing:

Doors to all rooms. Stairs to second floor.

Bedroom Two:

Abt. 14' 7" x 10' 3" (4.45m x 3.12m) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bedroom Three:

Abt. 11' 2" x 8' 3" (3.40m x 2.51m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bedroom Four:

Abt. 8' 5" x 6' 4" (2.57m x 1.93m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bathroom:

Abt. 8' 3" x 8' 3" (2.51m x 2.51m) Four piece suite comprising walk in shower, panelled bath, low level wc and pedestal wash hand basin. Heated towel rail. Tiled flooring. Double glazed frosted window to side aspect.

Second Floor

Bedroom One:

Abt. 16' 2" x 12' 2" (4.93m x 3.71m) Double glazed window to front aspect. Fitted carpet. Radiator.

En-Suite:

Three piece suite comprising low level wc, hand wash basin and walk in shower cubicle. Heated towel rail. Vinyl flooring. Double glazed frosted window.

Outside**Front Garden:**

Garage and off street parking.

Rear Garden:

Artificial grass and paved area with rear access.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

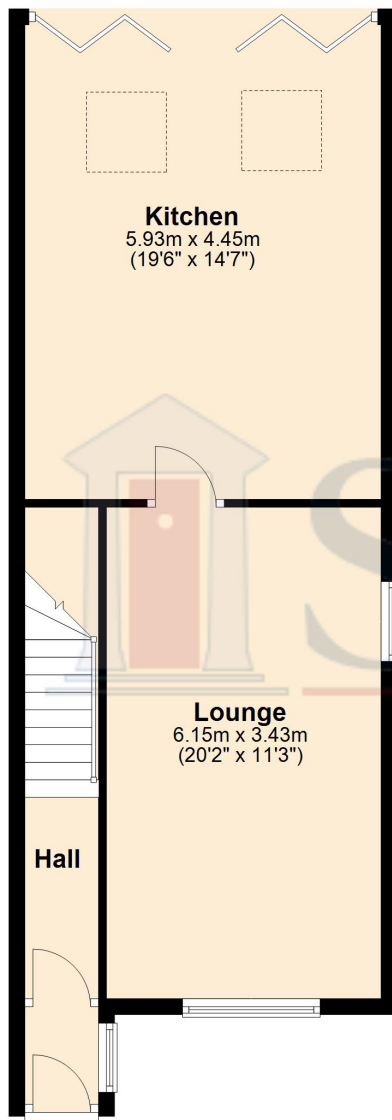




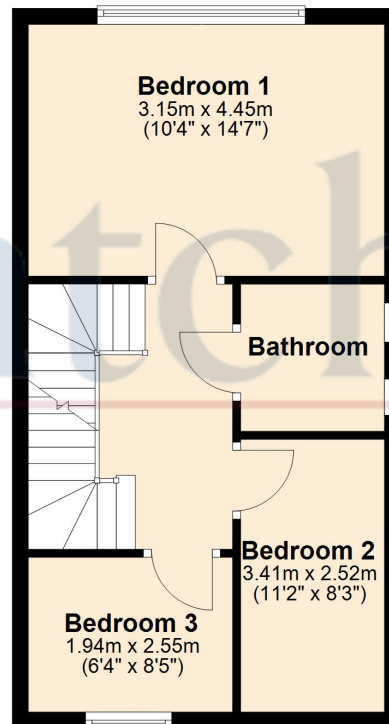
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



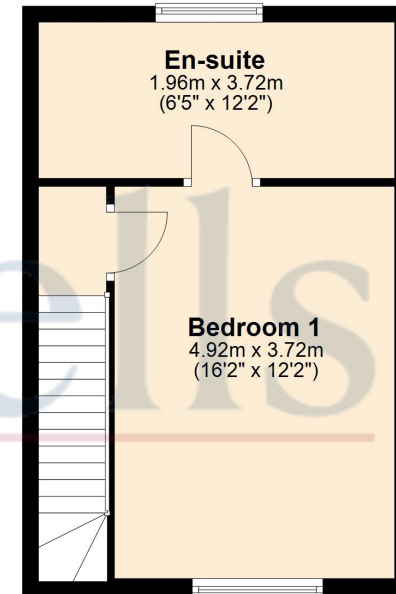
Ground Floor



First Floor



Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.