



Walnut Avenue, Baldock Guide Price of £350,000 to £375,000

GUIDE PRICE £350k to £375k - Great value! And...No onward chain — fewer moving parts, faster decisions and a cleaner path from offer to keys | Ready for a refresh – move in and update as you go, or take the opportunity to redesign the home from the ground up and add instant value | Plenty of room to grow – over 1,020 sq. ft. of space gives you flexibility for family life, home working or simply spreading out without feeling boxed in | A layout that works – the open-plan living and dining space can easily be styled to suit modern life, with room for large furniture and a natural flow to the kitchen and garden | Downstairs WC – always useful for guests or family life, saving the morning rush upstairs and adding a touch of everyday convenience | Kitchen with potential – currently functional and well-kept, it's the perfect blank canvas for new units, an island, or an open-plan redesign | Three proper bedrooms – two doubles and a third that's ideal as a nursery, guest room or office depending on how your needs change | Private garden retreat – south-facing, enclosed and easy to manage, with lawn and patio areas ready for summer evenings or morning coffee | Everyday convenience – side access for bikes and bins, a conservatory offering useful extra space, and plenty of storage options throughout | Town-and-travel made simple - walk to the High Street, pubs and festivals; trains to King's Cross and Moorgate with Thameslink for Gatwick and Heathrow; north to Cambridge and Peterborough; A1(M)/A505



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There's something reassuring about homes like this - solid, well-proportioned, and ready for a new chapter. With over 1,020 sq. ft. of space, this end-of-terrace property has the makings of a brilliant family home for anyone wanting to put their own stamp on something, without compromising on size or location.

The ground floor offers a generous open-plan living and dining space, comfortably accommodating both a large sofa setup and a family-sized dining table. It's an area that can easily be reimagined - whether that means opening the kitchen further or creating distinct zones for living and entertaining.

The kitchen has a practical layout that opens directly into the dining area, making it easy to stay part of the conversation while cooking. There's space for everyday appliances and plenty of scope for redesign - whether that's a contemporary shaker-style refit or something more minimal and modern. A large window and the connecting conservatory keep it bright, giving the whole space a natural flow out to the garden.

There's also a downstairs WC, a handy addition for guests or for families during the morning rush, saving trips upstairs when everyone's getting ready.

When it's time to relax and recharge, the three bedrooms upstairs offer balanced proportions - two genuine doubles and a third that's ideal as a nursery, home office, or guest room. The bathroom is currently arranged as a modern, clean wet room - practical for anyone wanting an easy-access shower space, yet simple to convert back to a traditional layout with a bath if preferred.

To the rear, there's a private south-facing garden with lawn and patio areas - perfectly usable from day one, with scope to landscape or extend if you wish. There's also handy side access and space for outdoor storage.

Got a car or two? Street parking here is typically straightforward, and there's potential to create an off-road space subject to usual permissions if you'd prefer.

Baldock on your doorstep – A true market town with character and community at its heart. Enjoy independent cafés, an award-winning butcher, traditional pubs and modern micro-pubs, plus local highlights like the Baldock Festival each May and the Charter Fair every October.

Walks and connections – The countryside's close at hand, with Weston Hills Nature Reserve perfect for weekend strolls. Baldock station is within walking distance, offering direct trains to King's Cross and Moorgate, Thameslink routes through Farringdon for Gatwick and the south coast, and northbound services to Cambridge and Peterborough.

Getting around – Heathrow's easily reached via the Elizabeth line from Farringdon, while the A1(M) and A505 make road travel simple. Luton Airport is around 30 minutes away and Stansted roughly 45, traffic depending. Families have a choice of well-rated primary and secondary schools nearby, keeping morning drop-offs and after-school clubs straightforward.

For those searching for a property with strong fundamentals - space, light, and location - this is a great opportunity to modernise a home that's been well cared for and make it your own.

| **ADDITIONAL INFORMATION**

Council Tax Band - C

EPC Rating - D

| **GROUND FLOOR**

Open Plan Living: Approx 26' 5" x 10' 4" (8.04m x 3.16m)

Kitchen Area: Approx 9' 4" x 6' 2" (2.85m x 1.89m)

Conservatory: Approx 14' 7" x 6' 4" (4.45m x 1.92m)

Downstairs Toilet: Approx 5' 11" x 2' 11" (1.80m x 0.89m)

| **FIRST FLOOR**

Bedroom One: Approx 12' 9" x 10' 6" (3.89m x 3.21m)

Bedroom Two: Approx 13' 1" x 9' 7" (3.99m x 2.92m)

Bedroom Three: Approx 9' 8" x 6' 9" (2.94m x 2.06m)

Shower Room: Approx 6' 8" x 5' 7" (2.03m x 1.70m)

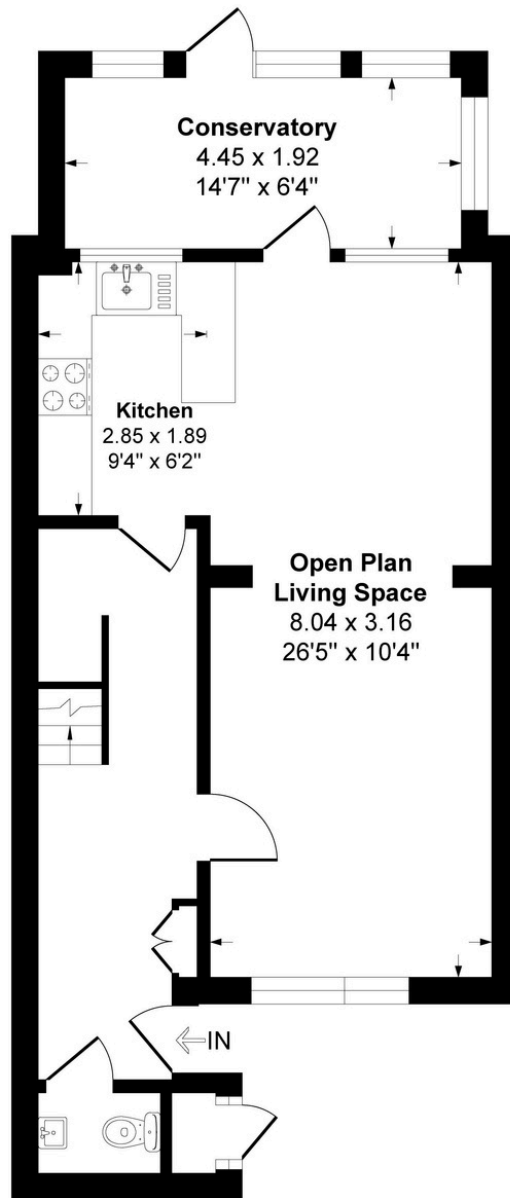
| **OUTSIDE**

Enclosed rear garden with gated access to the side



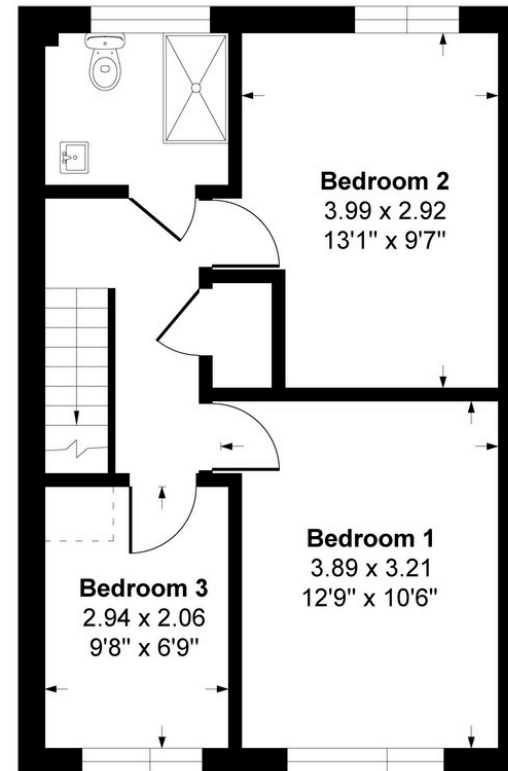
Ground Floor

Approx. 53.9 sq. metres (581.2 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 94.9 sq. metres (1021.7 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |