



# 11, Letchworth Road

Baldock,  
Hertfordshire, SG7 6AA  
Freehold OIEO £850,000

country  
properties

A wonderfully spacious and very well presented four bedroom detached family home set in a plot of over a third of an acre and offering easy access to all local schools, amenities and transport links. This fantastic property offers approximately 2000 sq ft of particularly versatile accommodation with 3 good size reception rooms on the ground floor, 4 double bedrooms on the first with an en-suite to master and an approx. 300ft well established rear garden with mature beds, borders, fruit trees and storage sheds.

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 within a great location within Baldock being a short walking away to the sought after Knights Templar Secondary school.

- Very well presented family home
- 3 Reception rooms
- Large driveway with parking for multiple vehicles
- Council Tax Band E
- Approximately 2000sq ft of particularly versatile accommodation
- Approx 300ft rear garden
- 4 Double bedrooms with en-suite & dressing area to master
- EPC Rating D



## Accommodation

### Entrance Hallway

Two windows to the side aspect, radiator, stairs to the first floor accommodation, built in storage cupboard, under stairs storage cupboard, doors to: Lounge, Utility & Dining room/Home office.

### Lounge

21' 8" x 11' 11" (6.60m x 3.63m)

Bay window to the front aspect, window to the side aspect, two radiators, open fire, double doors to:

### Home Office/Dining Room

12' 4" x 9' 11" (3.76m x 3.02m)

A particularly versatile space, window to the side aspect, radiator, door to entrance hall, sliding doors to:

### Family Room

9' 7" x 8' 10" (2.92m x 2.69m)

Radiator, door to the utility room, opening to:

### Kitchen/Diner

18' 2" x 15' 2" (5.54m x 4.62m)

Window to the rear aspect, four Velux windows, two radiators, range of wall mounted and base level units with marble work surface over and inset sink with drainer, range style cooker with integral extractor over, integral dishwasher, space for large American style fridge/freezer, French doors to rear patio, door to:

### Utility

18' 0" x 8' 0" (5.49m x 2.44m)

Window to the side aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, space for washing machine and tumble dryer, integral fridge/freezer, sliding door to entrance hall, door to family room, external door to side, door to:



## Cloakroom

Window to the side aspect, WC, wash hand basin, wall mounted gas boiler.

## First Floor

### Landing

Two windows to the side aspect, radiator, airing cupboard, loft hatch, doors to:

### Master Bedroom

12' 11" x 12' 0" (3.94m x 3.66m)

Bay window to the front aspect, radiator, built in wardrobes, dressing area, door to:

### En-suite

Window to the front aspect, WC, heated towel rail, wash hand basin, shower cubicle.

### Bedroom Two

13' 6" x 9' 7" (4.11m x 2.92m)

Window to the rear aspect, radiator.



### Bedroom Three

12' 0" x 8' 3" (3.66m x 2.51m)  
Window to the side aspect,  
radiator.

### Bedroom Four

10' 1" x 7' 11" (3.07m x 2.41m)  
Window to the side aspect,  
radiator.

### Family Bathroom

10' 2" x 8' 0" (3.10m x 2.44m)  
Window to the rear aspect,  
radiator, heated towel rail, WC,  
wash hand basin, bath, shower  
cubicle, built in storage  
cupboard.

## External

### Front

Approx 110ft frontage with a  
gravel driveway providing off  
road parking for multiple vehicles,  
bordered by well-established  
shrubs and trees leading to the  
attached single garage, gated  
access at the side to the rear.

### Rear

Patio seating area leading to a  
fantastic rear garden laid to lawn  
approx. 300ft in length, mature  
shrubs and fruit trees, two storage  
sheds, gated access to footpath  
at rear, gated access at the side  
and front.

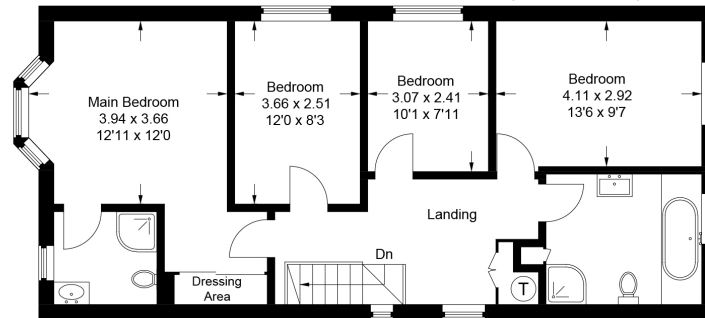
### Garage

Single garage with up and over  
door, light and power.

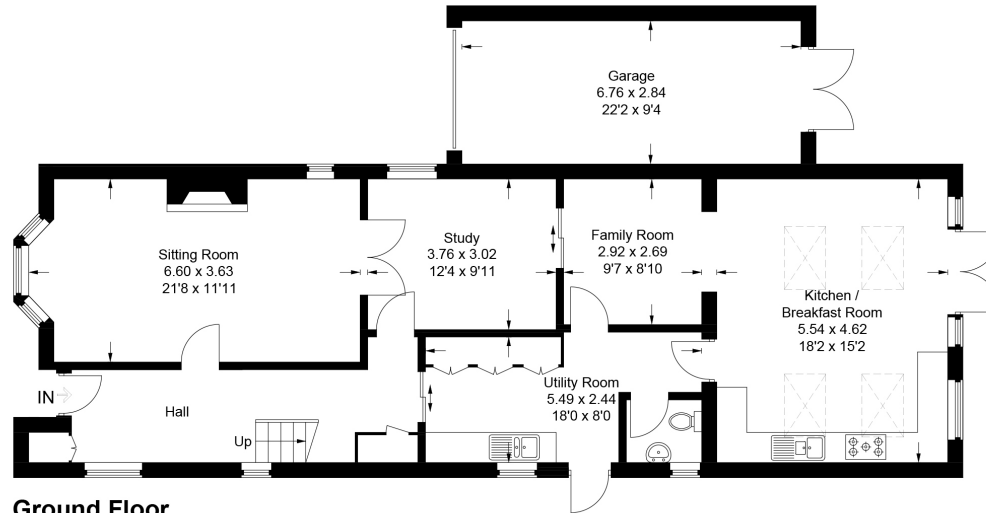




Approximate Gross Internal Area  
 Ground Floor = 101.6 sq m / 1094 sq ft  
 First Floor = 73.6 sq m / 792 sq ft  
 Garage = 19.5 sq m / 210 sq ft  
 Total = 194.7 sq m / 2096 sq ft



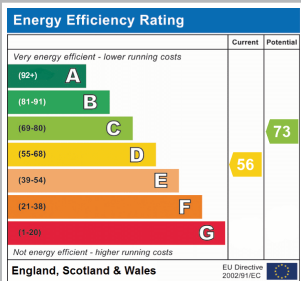
**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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