



97, Baldock Road

Letchworth Garden City,
Hertfordshire, SG6 2EE

£675,000

country
properties

Charming 1907 Garden City Detached Home – A Rare Opportunity

Step into a piece of Letchworth Garden City's rich heritage with this beautifully presented three-bedroom detached family home, dating back to 1907. Offered with vacant possession and no upper chain, this characterful property combines timeless architecture with modern convenience, making it an ideal choice for couples, families and commuters alike.

Perfectly positioned within easy walking distance of the Town Centre, Mainline Train Station, and several highly regarded schools, this home offers the best of both worlds – peaceful residential living with everything you need close at hand.

On the ground floor there are two separate reception rooms, fitted kitchen with integrated appliances, conservatory and ground floor bathroom. Upstairs there are three double bedrooms and a cloakroom. At the front of the house is a large gravel driveway with parking for numerous cars and a private, enclosed South facing rear garden. Single garage with eave storage space.

- Leasehold: 936 years remaining, no ground rent or service charge.
- Council Tax Band - E
- Well appointed kitchen with integrated appliances.
- A convenient ground floor bathroom.
- Large gravel driveway with ample parking.
- Single garage with useful eaves storage.
- Offered with vacant possession and no upper chain.
- Two spacious light-filled reception rooms, perfect for entertaining or relaxing.
- Bright conservatory overlooking the rear garden.
- Three generous sized bedrooms upstairs, plus a cloakroom.
- Private enclosed south facing garden.



Ground Floor

Entrance Hall

Stairs to the first floor. Meter cupboard. Double glazed window to the front aspect.

Lounge

21' 1" x 13' 0" (6.43m x 3.96m)

Dual aspect with secondary double glazed windows to the front and side. Mock exposed brick chimney breast. Radiator.

Dining Room

14' 8" x 10' 7" (4.47m x 3.23m)

Window to the side aspect. Radiator. Exposed brick fireplace with timber hearth.

Kitchen

12' 0" x 10' 7" (3.66m x 3.23m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit with mixer taps. Integrated oven and hob, dishwasher, washing machine and fridge. Large cupboard with water tank and gas central heating boiler. Window to the rear aspect.

Ground Floor Bathroom

Comprising a low level wc, wash basin and panelled bath with shower and glass screen. Chrome heated towel rail.

Conservatory

19' 8" x 10' 0" (5.99m x 3.05m)

Brick based with double glazed windows and doors overlooking the rear garden. Tiled floor. Personal door to garage and door to the front.



First Floor

Landing

Access to the loft space. Radiator.
Window to the front aspect.

Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m)
Window to the side aspect. Radiator.

Bedroom Two

14' 8" x 8' 6" (4.47m x 2.59m)
Window to the side aspect. Fitted wardrobes and matching furniture.
Radiator.

Bedroom Three

12' 8" x 8' 5" (3.86m x 2.57m)
Window to the front aspect. Built in wardrobe. Radiator.

Separate Wc

Comprising a low level wc and wash basin. Window to the side aspect.



Outside

Front Garden

Gravel driveway with parking for a number of vehicles, the remainder is laid to lawn with hedge borders. Gated access to the rear garden.

Rear Garden

Adjacent to the rear of the property is a patio area with steps leading up to a large lawned area. Well stocked with mature shrubs and hedge borders.

Garage

A large single garage with up and over door. Eaves storage space. Power and light. Door leading to the rear garden.

Agents Note

Leasehold

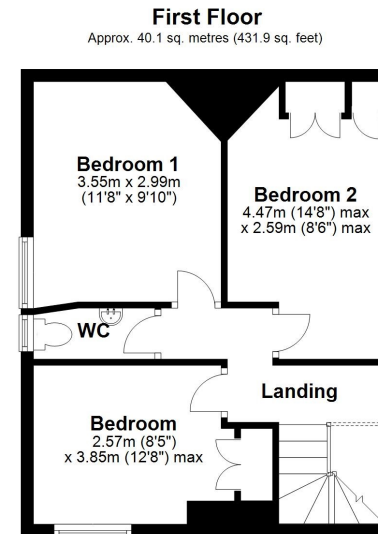
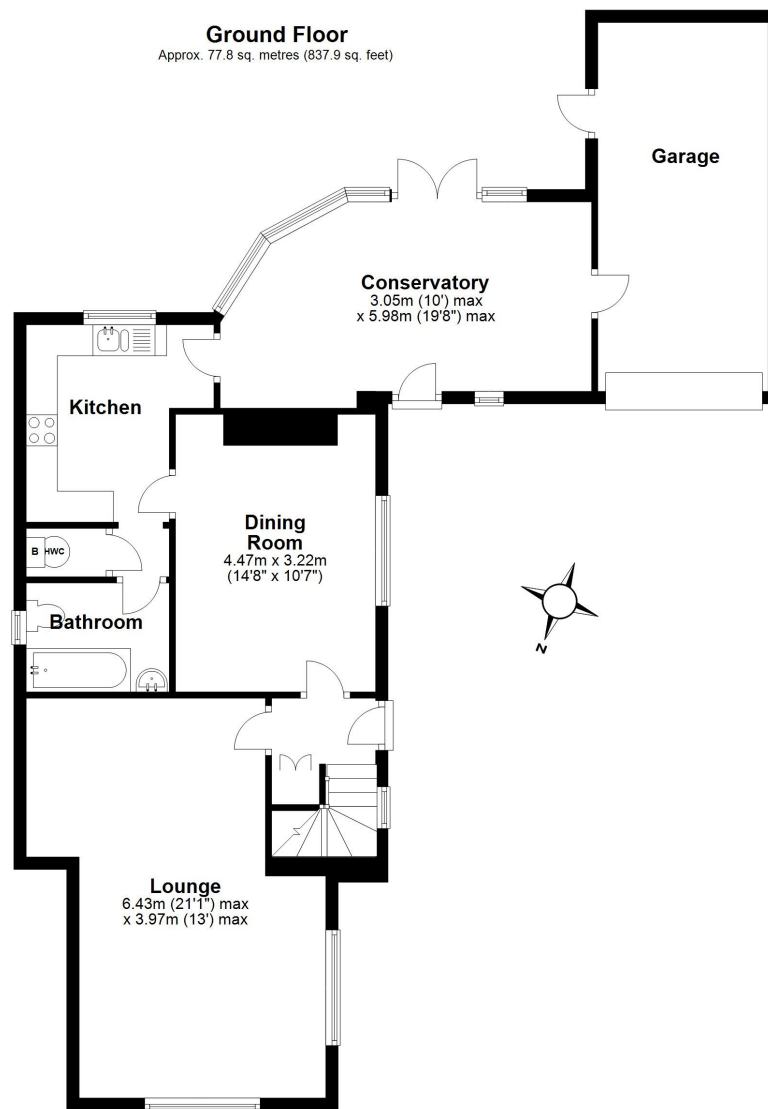
990 years from September 1970 with 936 years remaining.

No ground rent.

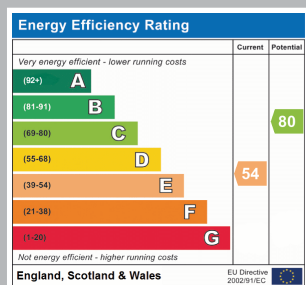
No service charge.







Total area: approx. 118.0 sq. metres (1269.8 sq. feet)



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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