



## 2, Payens Corner

Baldock,  
Hertfordshire, SG7 6FQ  
Freehold £625,000

country  
properties

Centrally located, spacious and beautifully presented throughout! This rare to the market 5 bedroom town house has been updated and maintained immaculately by the current owners. With light, spacious accommodation over 3 floors the home offers versatile living with a cloakroom and stunning kitchen/diner interlinking seamlessly with the lounge space which itself opens via bi-folding doors to the attractive courtyard style rear garden on the ground floor, 2 large bedrooms (en-suite to master) on the first and 3 further bedrooms and family bathroom on the second. Externally, the home offers a courtyard style rear garden that backs onto the gated private parking area with 2 allocated spaces and EV charging. A fantastic opportunity to acquire a stunning home in the very heart of Baldock!

- Beautifully presented town house
- Town centre location
- Walled rear garden and private parking
- 5 Double bedrooms
- Walking distance to all local schools, shops and amenities
- Council Tax band E / EPC rating C



## Accommodation

### Entrance Hallway

Stairs to the first floor, radiator, under stairs storage cupboards, coat/shoe storage cupboard, doors to kitchen/lounge and cloakroom.

### Cloakroom

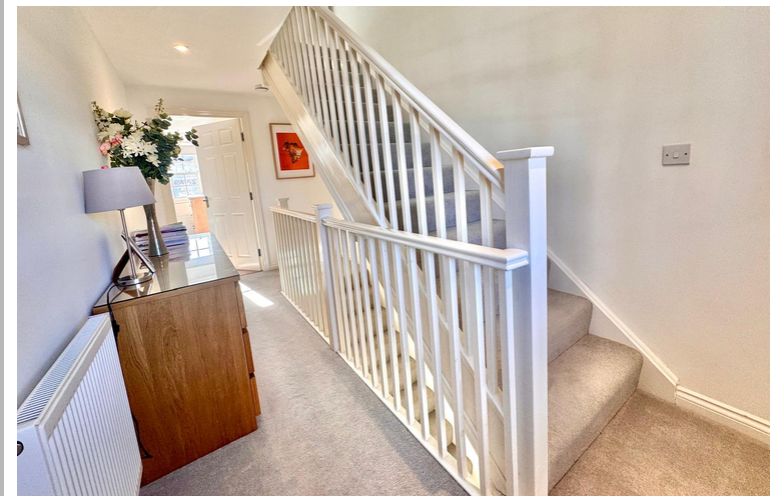
Heated towel rail, WC, wash hand basin.

### Kitchen/Diner

15' 5" x 10' 2" (4.70m x 3.10m)  
Radiator, sash window to the front aspect, range of wall mounted and base level units with quartz work surface over and inset sink with drainer, integral dishwasher, fridge/freezer, double oven/grill, washing machine, island with base level units under and quartz work surface with integral induction hob over, opening to:-

### Lounge

12' 7" x 16' 3" (3.84m x 4.95m)  
Radiator, bi-folding doors to the rear garden.



## First Floor

### Landing

Radiator, sash window to the front aspect, stairs to the second floor, doors to:-

### Bedroom One

13' 7" x 12' 4" (4.14m x 3.76m)

Two sash windows to the rear aspect, radiator, door to:-

### En-suite

WC, wash hand basin, heated towel rail, shower cubicle.

### Bedroom Two/Family Room

13' 4" x 9' 8" (4.06m x 2.95m)

Sash window to the front aspect, radiator.

## Second Floor

### Landing

Radiator, loft hatch, airing cupboard, doors to:-



### Bedroom Three

10' 4" x 10' 11" (3.15m x 3.33m)

Sash window to the rear aspect, radiator.

### Bedroom Four

16' 10" x 7' 8" (5.13m x 2.34m)

Two sash windows to the front aspect, radiator, storage cupboard.

### Bedroom Five

10' 4" x 6' 6" (3.15m x 1.98m)

Sash window to the rear aspect, radiator.

### Family Bathroom

WC, wash hand basin, heated towel rail, bath with shower attachment and screen.

### External

#### Rear

South westerly facing walled courtyard garden to the rear laid to patio and lawn with attractive beds and borders, timber shed, gated access to front at side and to parking area at rear with 2 allocated spaces and EV charging.

#### Front

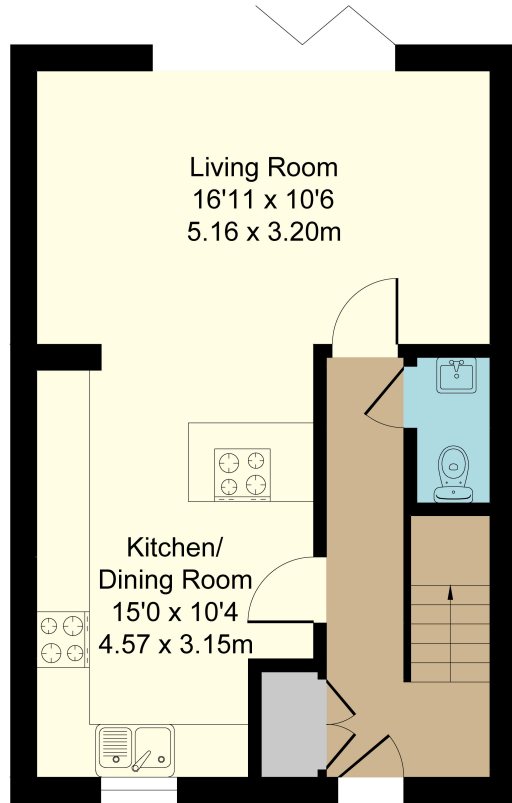
Street facing gated frontage laid to paving with gated access at side to the rear.



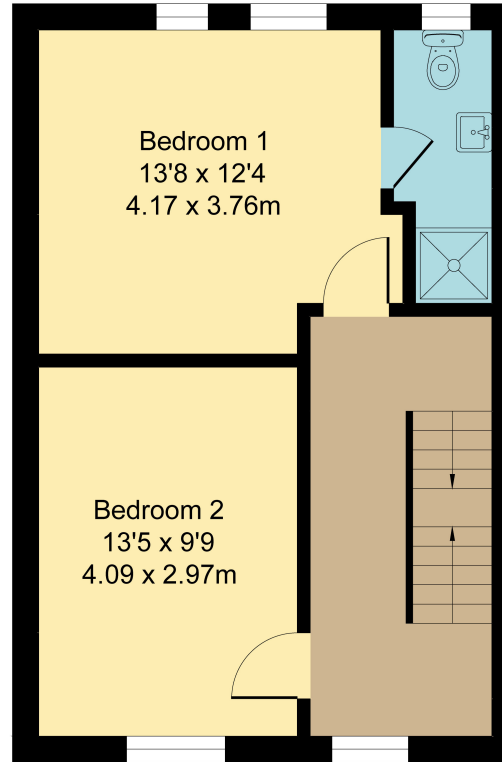


# 2 Payens Corner, Baldock

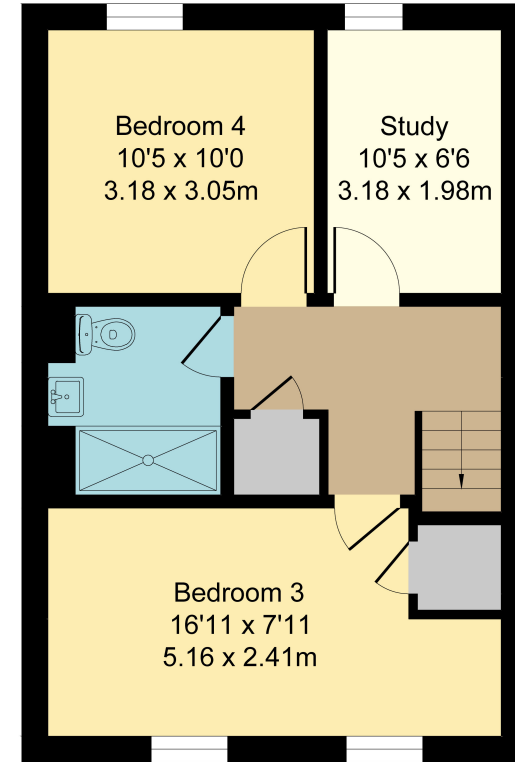
**Ground Floor**  
Area: 40.4 m<sup>2</sup> ... 436 ft<sup>2</sup>



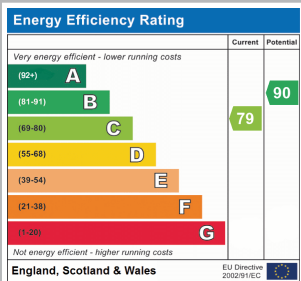
**First Floor**  
Area: 41.0 m<sup>2</sup> ... 442 ft<sup>2</sup>



**Second Floor**  
Area: 40.6 m<sup>2</sup> ... 438 ft<sup>2</sup>



**Total Area: 122.0 m<sup>2</sup> ... 1316 ft<sup>2</sup>**  
All Measurements are approximate and for display purposes only



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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