



The Street, Wallington, Baldock, Hertfordshire. SG7 6SW







## 2 Bedroom Detached House

**£485,000 Freehold**

A beautiful thatched roof detached property that is literally the definition of a chocolate box cottage. While the property needs works, it is full of charm and original features including beams and inglenook fireplaces. The property sits on a really good sized plot with potential for development (stpp) set in the heart of the stunning village of Wallington. The property is offered to the market on a chain free basis.



- Thatched roof
- Detached
- Inglenook fireplaces
- Garage and parking
- Period features
- Grade II
- 0.35 of an acre
- EPC exempt. Council tax band E

**Ground Floor:****Entrance:**

Via wooden front door. Two leaded windows to side aspect. Stairs and doors to:

**Reception Room One:**

Abt. 16' 6" x 13' 4" (5.03m x 4.06m) Windows to front, rear and side aspects. Parquet flooring. Original style beams. Inglenook fireplace with seating area.

**Reception Room Two:**

Abt. 10' 3" x 14' 7" (3.12m x 4.45m) Windows to side and front aspects. Parquet flooring. Inglenook fireplace with seating area.

**Kitchen:**

Abt. 10' 0" x 10' 7" (3.05m x 3.23m) Range of fitted wall and base units with stainless steel sink and drainer. Windows to front and rear aspects. Tiled floor. Door to pantry.

**First Floor:****Landing:**

Window to front aspect. Doors to all rooms.

**Bedroom One:**

Abt. 16' 6" x 14' 3" (5.03m x 4.34m) Window to side aspect. Inglenook fireplace.

**Bedroom Two:**

Abt. 6' 9" x 9' 6" (2.06m x 2.90m) Window to front aspect.

**Bathroom:**

Suite comprising bath tub, low level WC and hand wash basin. Window to side aspect.

**Outside:****Garden:**

Large south facing front garden in distinct areas. Garage with access to front. Coal bunker.

**Additional Information:**

**Disclaimers:**

\*\*This property is being sold on behalf of a corporate client. Once a sale is agreed the property must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

**Agents Note:**

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







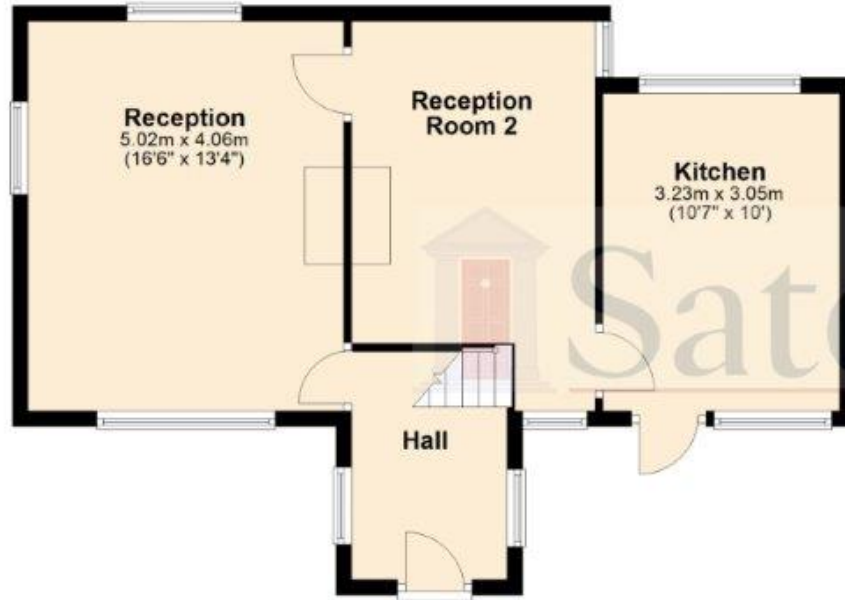
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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

Approx. 52.0 sq. metres (559.5 sq. feet)



### First Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



Front of  
Property

Total area: approx. 94.0 sq. metres (1012.1 sq. feet)

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.