



Orchard Road
Baldock,
Hertfordshire, SG7 5AG
OIEO £450,000

country
properties

In the heart of Baldock, this characterful Victorian end-of-terrace combines period features with modern practicality, including a log-burning stove, three well-proportioned double bedrooms, and a fully insulated garden office pod with power, heating and internet. With the town centre and mainline station within easy reach, it's an ideal home for families, professionals and commuters.

The home begins with a welcoming entrance hall complete with a useful cloakroom/WC. The front lounge is bright and inviting, centred around an attractive log burner. An archway opens into the separate dining room, where a bay window and cast-iron fireplace create a perfect setting for family meals and entertaining. The kitchen is fitted with solid oak cabinetry and granite worktops, with a classic butler sink and characterful, vintage-style appliances. A door leads directly out to the rear garden, ideal for summer dining and easy day-to-day access.

Upstairs, the property continues to impress with three good-sized bedrooms. The principal bedroom with a large window to the front aspect is flooded with natural light and retains the character of the property with exposed brickwork, while the remaining two bedrooms enjoy pleasant views over the garden. A tasteful family bathroom comprising a WC, hand wash basin and a full size bath with shower over the top completes the first floor.

Outside, the private rear garden offers a peaceful, easy to enjoy space for relaxing and entertaining. A standout feature is the purpose-built garden office pod, fully insulated and fitted with heating, power and internet connectivity. With two full-size double windows on two sides, it is wonderfully bright and gives a great view of the garden, making it an ideal year-round home office, studio or hobby room.

Beautifully decorated throughout and retaining many character features, the property is within easy walking distance of Baldock town centre and the mainline railway station, offering regular services to London Kings Cross and Cambridge.

Location

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 well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

Anti-Money Laundering (AML)

To meet legal requirements, all purchasers are required to complete an Anti-Money Laundering (AML) and financial sanctions check once a sale has been agreed, subject to contract. This check is carried out securely by our trusted third-party provider. The cost is £60 inclusive of VAT per property, payable by the applicant(s).

- Three good sized bedrooms - Family bathroom - Cloakroom
- 14ft kitchen with separate dining room
- Character features - Beautifully decorated
- Private rear garden - Separate office pod
- Fantastic town centre location
- Council Tax Band C - EPC Rating D









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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country
properties

country
properties