



38, Bush Spring

Baldock,
Hertfordshire, SG7 6QT
£400,000

country
properties

A very well presented & extended 3 bedroom semi-detached family home with garage in sought after location!

- 3 Good size bedrooms
- Extended to rear to provide a versatile family/dining room
- Garage en bloc
- Well presented throughout
- Popular location within walking distance to local amenities & schools
- Low maintenance rear garden

Ground Floor

Entrance Hall

Stairs to first floor, radiator, door to:

Lounge

14' 9" x 11' 1" (4.50m x 3.38m)

Bay window to front aspect, radiator, under stairs cupboard, archway to:

Kitchen

16' 0" x 8' 6" (4.88m x 2.59m)

Window to rear x 2, radiator, range of wall mounted and base level units with quartz work surface over and inset sink with drainer, gas range cooker with extractor over, space for washing machine, dishwasher, fridge freezer, double doors to:

Family/Dining Room

13' 3" x 9' 7" (4.04m x 2.92m)

Radiator, window to rear aspect, window to side aspect, air conditioning unit, French doors to rear garden.

First Floor

Landing

Radiator, loft hatch, storage cupboard, doors to:

Bedroom 1

9' 5" x 12' 11" (2.87m x 3.94m)

Window to front aspect, radiator, built-in wardrobe.

Bedroom 2

9' 3" x 9' 5" (2.82m x 2.87m)

Window to rear aspect, radiator, built-in wardrobe.

Bedroom 3

9' 2" x 6' 1" (2.79m x 1.85m)

Window to front aspect, radiator.

Bathroom

5' 6" x 8' 0" (1.68m x 2.44m)

Window to rear aspect x 2, heated towel rail, W.C, wash hand basin, bath with shower over.



External

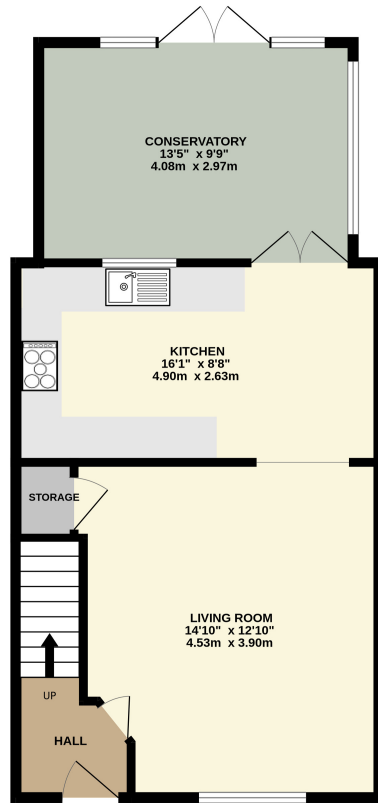
Rear Garden

Patio leading to garden laid to faux lawn, gated access to rear.

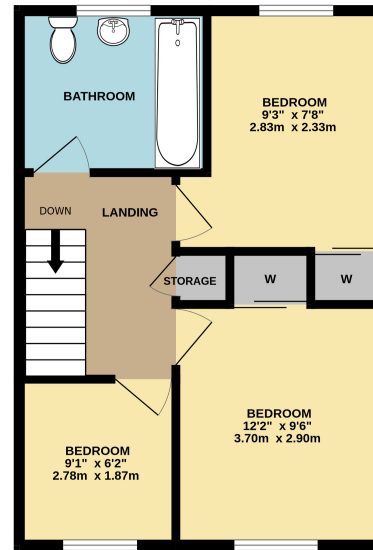
Garage en bloc to rear, up and over door.



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		86
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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

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