

5, Baldock Lane

Willian, Letchworth Garden City,
Hertfordshire, SG6 2AY

£695,000

country
properties

Impressive 3 bedroom home that has been modernised to a very high standard maintaining the character feel. Located in the popular village of Willian with countryside views to the front and rear.

On the ground floor there is a hallway leading to all rooms, lounge with a log burner and a separate dining room both with Oak flooring. Modern fitted kitchen with integrated appliances and a ground floor bathroom. Upstairs are three good size bedrooms and a shower room. The property has gas to radiator central heating and also benefits from gas central heating. The gardens have been landscaped with various trees and shrubs and manicured lawn. There is also a brick outbuilding at the rear. At the front is off road parking for a number of vehicles.

Willian Village is located on the South side of Letchworth, it has two popular pubs and a local post office/store. There is also easy access to the Garden City Greenway offering countryside walks. Letchworth & Hitchin are easily accessible and so to is the A1(M).

- Internal viewing comes highly recommended to fully appreciate the quality of this family home.
- Separate dining room with Oak flooring.
- Ground floor bathroom.
- Upstairs shower room.
- Landscaped gardens with well stocked borders and various trees.
- Council Tax Band D.
- Spacious lounge with log burner and Oak flooring.
- Modern fitted kitchen with a range of integrated appliances.
- Three good size bedrooms.
- Gas central heating and double glazed windows.
- Off road parking for a number of vehicles.



Ground Floor

Entrance Hall

Oak flooring. Stairs to the first floor.

Lounge

4.28m x 3.64m (14' 1" x 11' 11")

Double glazed window to the front aspect.

Oak flooring. Log burner with timber surround. TV point. Radiator.

Dining Room

3.64m x 2.98m (11' 11" x 9' 9")

Double glazed window to the front aspect.

Oak flooring. Radiator.

Kitchen

2.75m max x 4.84m (9' 0" x 15' 11")

Refitted with a range of matching white high gloss base and eye level units with contrasting work tops. Single drainer sink unit with mixer tap. Integrated double oven and five ring gas hob with extractor over. Integrated dishwasher and fridge/freezer. Under cupboard display lighting. Tiled floor. Double glazed window and door to the rear garden.

Bathroom

A modern white suite comprising a low level wc, wash basin and panelled bath with shower attachment. Tiled floor and walls. Heated towel rail. Double glazed window to the rear aspect.

First Floor

Landing

Access to the loft space. Storage cupboard. Double glazed window to the side on the half landing.

Bedroom One

3.22m x 3.64m max (10' 7" x 11' 11")

Double glazed window to the front aspect. Radiator.

Bedroom Two

2.45m x 4.84m max (8' 0" x 15' 11")

Double glazed window to the rear aspect. Radiator.

Bedroom Three

3.58m x 2.37m (11' 9" x 7' 9")

Double glazed window to the front aspect. Radiator.



Shower Room

Modern suite comprising a low level wc, wash basin and a large walk in shower with sliding glass door and screen. Tiled walls and floor. Extractor fan.

Outside

Front Garden

Block paved driveway with parking for three vehicles. Lawned areas with shrub borders. Gated access to the rear garden.

Rear Garden

A real feature of this property are the beautifully maintained gardens. The rear garden is approx. 65' x 40' and backs onto farmland. At the rear of the house is a large patio area which steps up to the main garden. A large manicured lawn with various trees and shrubs. There is also a brick built storage shed (3.10m x 2.45m (10' 2" x 8' 0").

Agents Note

Freehold

A neighbour has a right of way at the rear for wheelie bin access.









Total area: approx. 93.3 sq. metres (1004.1 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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