



33 Walnut Avenue, Baldock, Hertfordshire. SG7 6BU





3 Bedroom Semi-Detached House

£475,000 Freehold

A beautifully presented three bedroom link-detached family home, offering easy access to Baldock town centre, train station and charming High Street. The property also offers a spacious reception room & conservatory, kitchen and cloakroom on the ground floor. On the first floor are three bedrooms and family bathroom. Outside, there is a larger than average rear garden and a sizeable garage. With the added benefit of off street parking to the front.

- Driveway and garage
- Town centre location
- Chain free
- Link detached
- Beautifully presented
- Three bathrooms
- Viewing recommended
- EPC rating D. Council tax band E

Ground Floor

Entrance Hall:

Double glazed front door, laminate flooring, radiator.

Cloakroom:

WC, wash hand basin, laminate flooring, radiator.

Lounge:

Abt. 16' 5" x 15' 5" (5.00m x 4.70m) Fitted carpets, electric fireplace. understairs cupboard, radiator, doors leading to conservatory.

Conservatory:

Abt. 8' 0" x 12' 0" (2.44m x 3.66m) Double glazed windows and patio doors, fitted carpets.

Kitchen:

Abt. 10' 0" x 9' 0" (3.05m x 2.74m) Double glazed window to front aspect, selection of wall and base units with worktop surface, breakfast bar, integrated oven with gas hob, space for fridge freezer, plumbing for washing machine & dishwasher, tiled flooring, radiator.

First Floor

Landing:

Double glazed window, fitted carpets, airing cupboard, built-in cupboard, loft hatch access.

Bedroom One:

Abt. 12' 0" x 9' 0" (3.66m x 2.74m) Double glazed window to rear aspect, fitted carpets, fitted wardrobes, radiator.

Ensuite:

Shower cubicle, WC, hand wash basin, lino flooring, radiator.

Bedroom Two:

Abt. 9' 5" x 9' 0" (2.87m x 2.74m) Double glazed window to front aspect, fitted carpets, radiator.

Bedroom Three:

Abt. 10' 5" x 6' 5" (3.17m x 1.96m) Double glazed window to rear aspect, fitted carpets, radiator.

Bathroom:

Double glazed window to front aspect, WC, wash hand basin, tiled flooring, bath-tub with shower taps, extractor fan, heated towel rail.

Outside

Rear Garden:

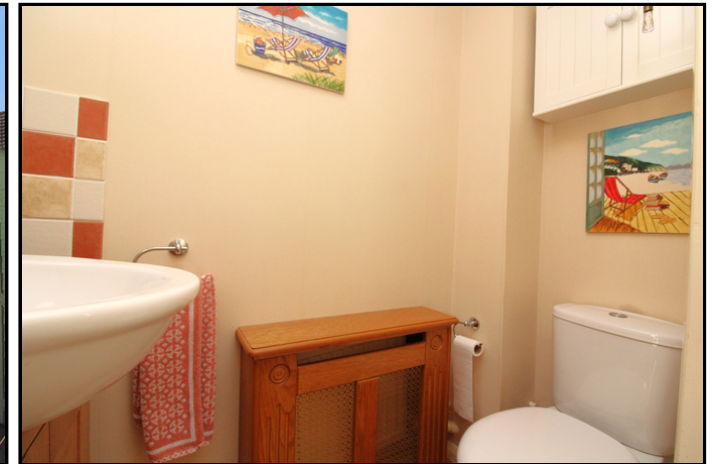
Patio seating area, steps leading up to lawn with flower bed and shed.

Garage:

Abt. 17' 5" x 9' 1" (5.31m x 2.77m) Window and double glazed door leading to rear garden, power & lighting.

Agents Note:

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

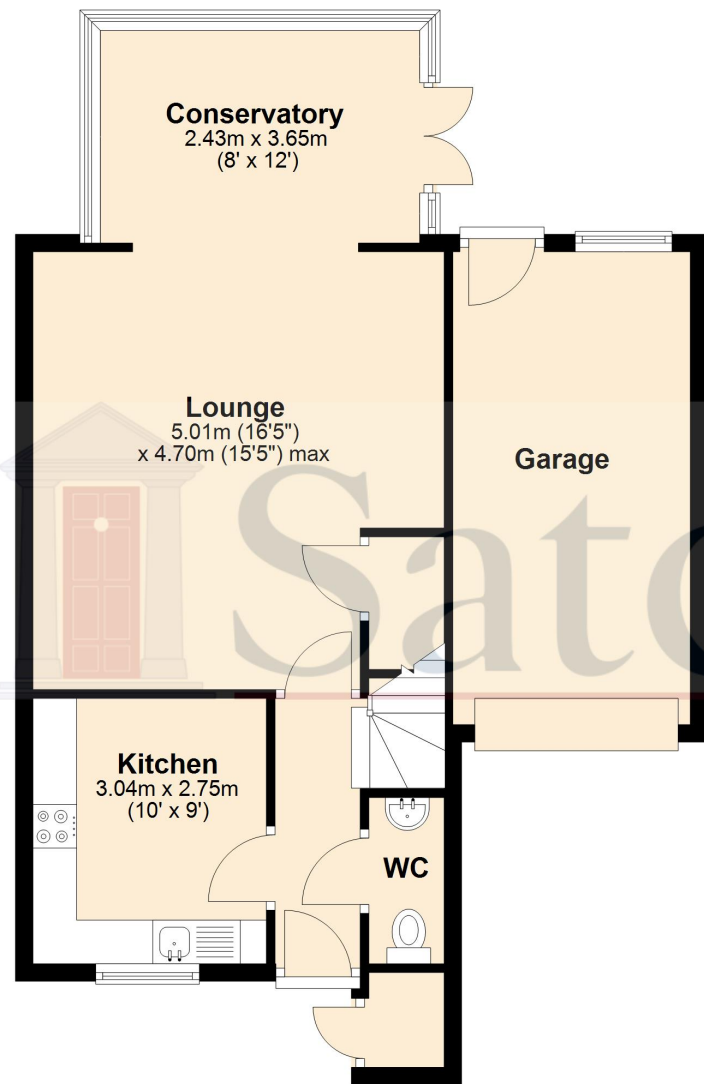




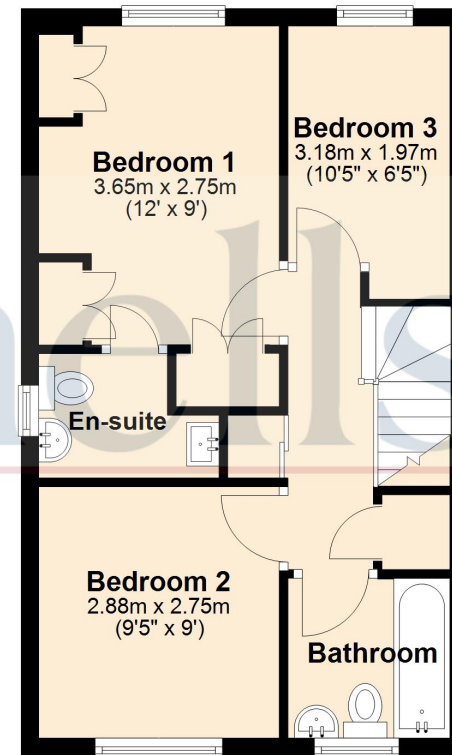
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



First Floor



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.