



12 Royston Road, Baldock, Hertfordshire, SG7 6NT

£500,000

Superb Semi just where you would want it, walking distance to Town Station & Schools. Stylishly designed with echoes of a period home, you will love the kitchen & Breakfast room - the heartbeat of the home - and the spacious lounge which enjoys double Bi-Fold doors opening to the South Facing rear garden. A useful third reception room leading from the lounge which could be utilised as an office/playroom or music room. The first floor offers Three bedrooms, and en suite bathroom to main bedroom and family bathroom. Externally there are front & rear gardens with two allocated parking spaces. This is certainly a home worth seeing Council Tax Band D | EPC band C | Freehold property.



- WALKING DISTANCE FROM TOWN, STATION AND SCHOOLS
- SIZABLE THREE BED SEMI
- FLEXIBLE ACCOMMODATION , VIEWING RECOMENDED
- EN SUITE TO MAIN BEDROOM | FAMILY BATHROOM
- CHARACTERFUL KITCHEN & BREAKFAST ROOM
- 5.18 x 5.11Sqm SITTING AND DINING ROOM WITH Bi-FOLD DOORS
- GOOD SIZED SUNNY SOUTH FACING GARDEN
- TWO ALLOCATED PARKING SPACES
- CLOAKROOM | STUDY | ENTRANCE HALL
- EPC BAND C | COUNCIL TAX BAND B | FREEHOLD HOME

Approximate Gross Internal Area
 Ground Floor = 58.7 sq m / 632 sq ft
 First Floor = 43.4 sq m / 467 sq ft
 Total = 102.1 sq m / 1,099 sq ft

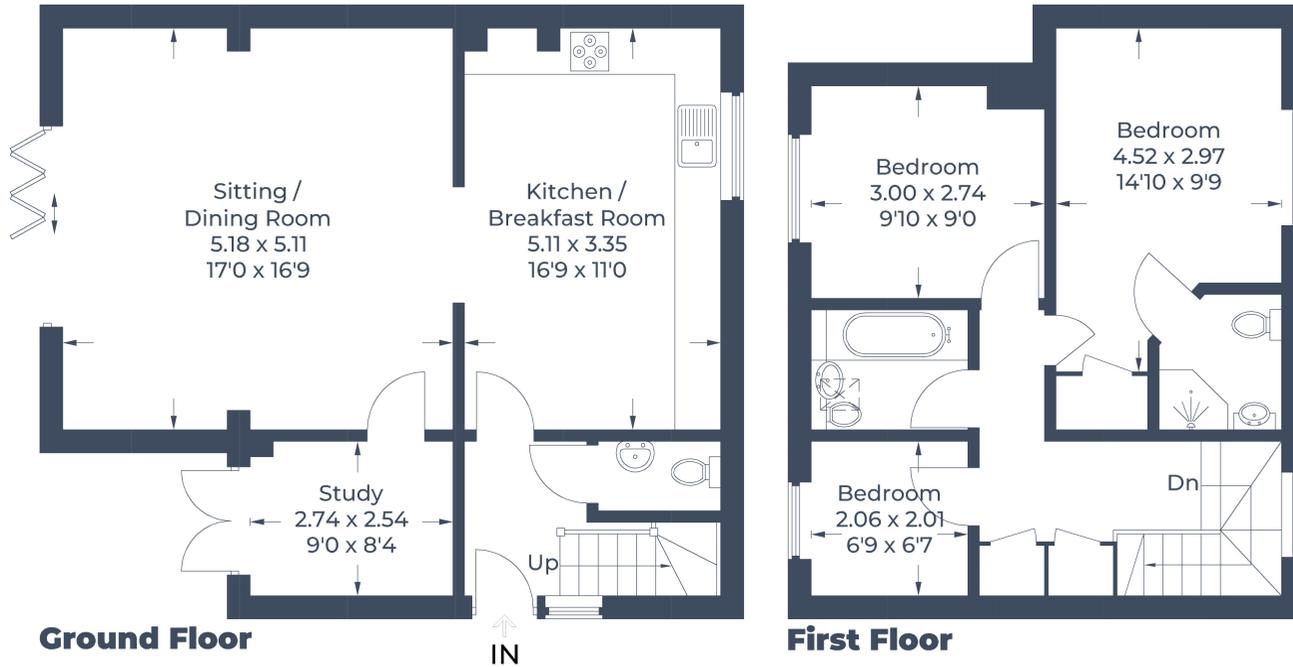


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