



6, Anchor Road

Baldock,
Hertfordshire, SG7 6LG
£500,000

country
properties

A very well presented 4 bedroom detached home in a popular residential location within walking distance to all local amenities. This fantastic family home offers 4 double bedrooms with en-suite to the ground floor, 3 reception rooms and a lovely front and rear garden. With versatile accommodation and scope for further extension STPP this wonderful home must be viewed in person to be fully appreciated.

- Very well presented throughout
- Off road parking for 3-4 cars plus garage
- 4 bedrooms
- Scope for further extension STPP
- Popular location
- Attractive rear garden

Ground Floor

Entrance Porch

Window to the side aspect, radiator, opening to:

Entrance Hallway

Stairs to the first floor, radiator, door to:

Lounge

13' 9" max x 13' 8" max (4.19m x 4.17m)

Window to the front aspect, radiator, door to:

Dining Room

12' 10" x 8' 3" (3.91m x 2.51m)

Radiator, doors to kitchen, bedroom four and sliding door to the conservatory.

Kitchen

8' 7" x 8' 9" (2.62m x 2.67m)

Window to the side aspect, range of wall mounted and base level units with work surface over, inset sink with drainer, integral double oven/grill, induction hob with extractor fan over, space for a washing machine, dishwasher and fridge/freezer, under stairs cupboard housing a tumble dryer, pantry cupboard, external door to the side.

Bedroom Four

9' 6" x 9' 6" (2.90m x 2.90m)

Window to the rear aspect, radiator, door to:

En-suite

Window to the side aspect, WC, wash hand basin, heated towel rail, shower cubicle.

Conservatory

7' 1" x 9' 5" (2.16m x 2.87m)

Fully glazed with sliding door to the rear garden, wall mounted electric heater.



First Floor

Landing

Window to the side aspect, loft hatch, storage cupboard, doors to:

Bedroom One

10' 3" x 9' 4" (3.12m x 2.84m)

Window to the rear aspect, radiator, built in wardrobes.

Bedroom Two

8' 10" x 11' 5" (2.69m x 3.48m)

Window to the front aspect, radiator.

Bedroom Three

8' 7" x 8' 7" (2.62m x 2.62m)

Window to the front aspect, radiator.

Family Bathroom

Window to the rear aspect, heated towel rail, WC, wash hand basin, raised 'sit down' bath and shower.

External

Front

Driveway providing off road parking for 3 - 4 cars with garden laid to lawn leading to single garage with electric up and over door.

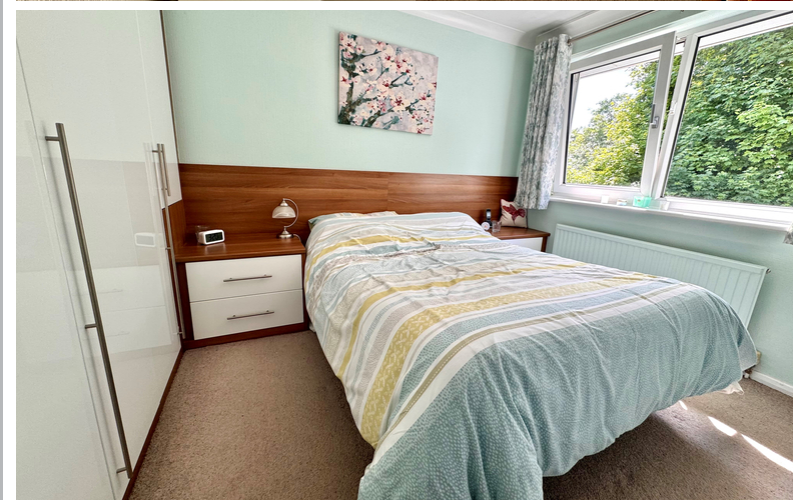
Rear

Rear garden laid to lawn with established beds and borders, two timber sheds, patio area to the side leading to rear pedestrian door to garage.

Garage

17' 0" x 8' 4" (5.18m x 2.54m)

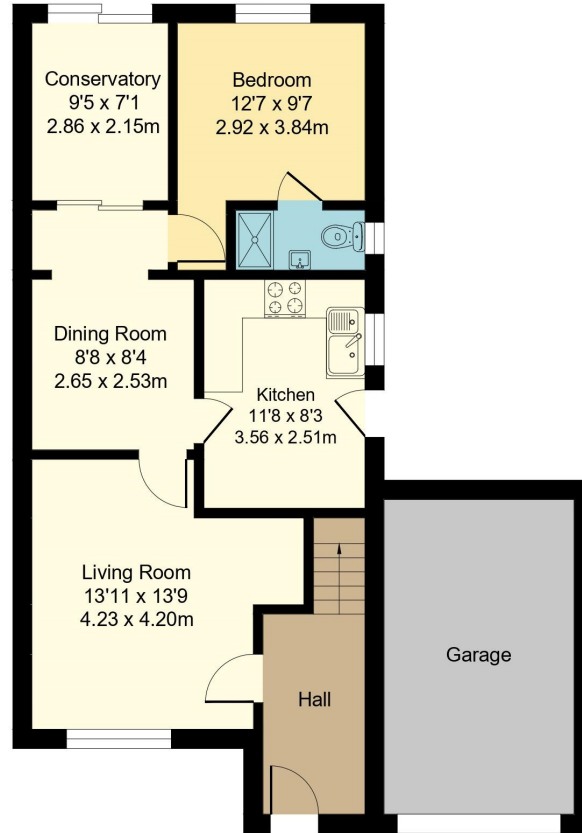
Light, power, electric up and over door, pedestrian door to rear.



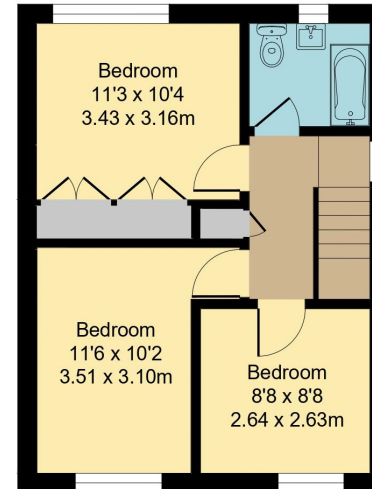


6 Anchor Road, Baldock

Ground Floor
Area: 56.8 m² ... 612 ft²



First Floor
Area: 36.3 m² ... 392 ft²



Total Area: 93.1 m² ... 1004 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

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