



21, Merchants Walk

Baldock,
Hertfordshire, SG7 6TJ

Guide Price - Freehold £425,000

country
properties

A very well presented, light and spacious 4 bedroom end of terrace townhouse on popular residential development! Located in Merchants Walk, on the ever popular Clothall Common development this fantastic home offers an approx. 20ft lounge and modern, fitted kitchen/diner on the ground floor, 3 good size bedrooms and family bathroom on the first floor and a further large double bedroom on the 2nd floor. Externally is a walled rear garden laid to lawn at the rear and views over open farmland to the front.

- Very well presented end of terrace townhouse
- 4 Good size bedrooms (3 Doubles)
- Approx 20ft lounge space
- Wonderful views over open farmland
- Popular residential development
- Modern fitted kitchen with integral appliances
- EPC rating C
- Council Tax band D

Accommodation

Entrance Hallway

Radiator, stairs to first floor, doors to:

Lounge

19' 7" x 10' 3" (5.97m x 3.12m)
Window to front and side aspect, two radiators, inset feature fire and TV point, built in storage cupboards.

Kitchen/Diner

14' 5" x 9' 9" (4.39m x 2.97m)
Window to the rear aspect, radiator, range of wall mounted and base level units with quartz work surface over, inset sink with drainer, integral double oven/grill, gas hob with extractor over, dishwasher, fridge and freezer, washing machine, under stairs storage cupboard, wall mounted boiler, French doors to rear garden.

First Floor

Landing

Airing cupboard, stairs to second floor, doors to:

Bedroom Two

14' 6" x 9' 9" (4.42m x 2.97m)
Window to the rear aspect, radiator.



Bedroom Three

10' 7" x 8' 10" (3.23m x 2.69m)
Window to the front aspect,
radiator.

Bedroom Four

7' 8" x 6' 3" (2.34m x 1.91m)
Window to the front aspect,
radiator.

Bathroom

8' 5" x 8' 1" max (2.57m x 2.46m)
Two windows to the side aspect,
radiator, bath with shower
attachment, WC, wash hand
basin, Shower cubicle.

Second Floor

Bedroom One

9' 10" x 23' 0" max into eaves
(3.00m x 7.01m)
Radiator, Velux windows to the
front and rear aspect, built in
storage cupboard.

External

Front

Front garden laid to lawn, external
storage cupboard in porch,
allocated parking space to side

Rear

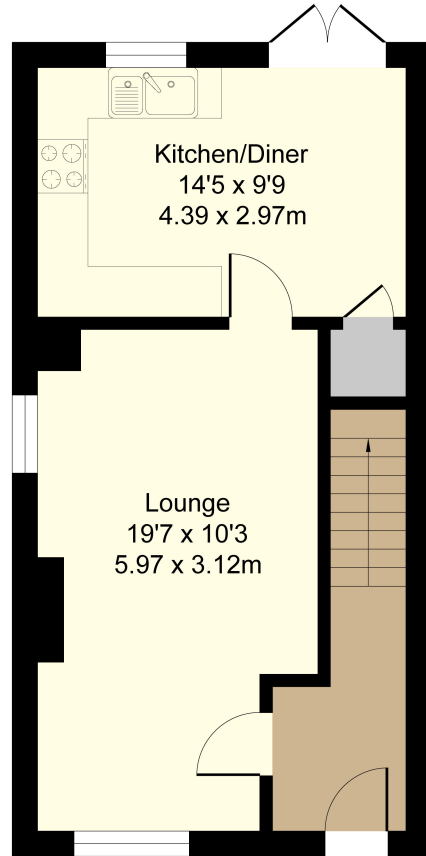
Walled rear garden laid to lawn,
easterly facing with mature beds
and borders, timber storage shed,
gated access at side to parking
area.



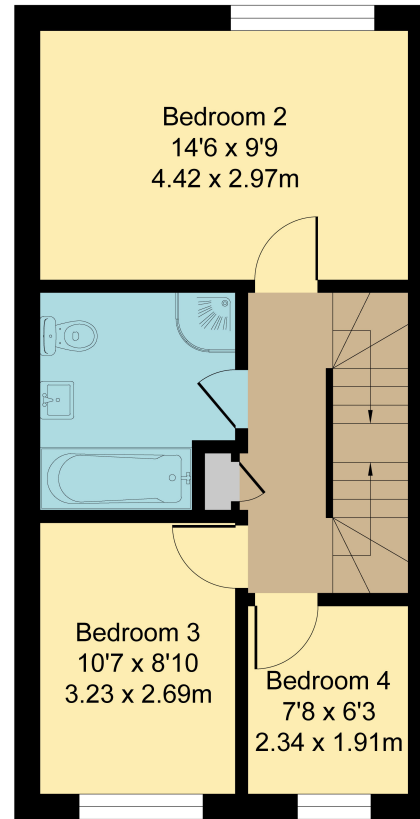


21 Merchants Walk, Baldock

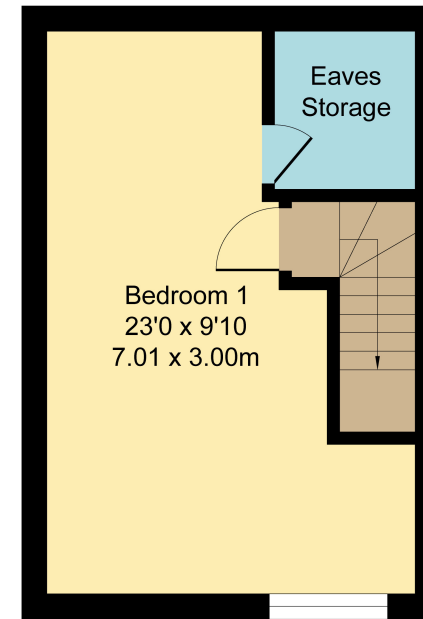
Ground Floor
Area: 39.9 m² ... 429 ft²



First Floor
Area: 39.9 m² ... 429 ft²

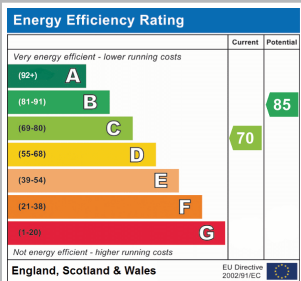


First Floor
Area: 29.4 m² ... 317 ft²



Total Area: 109.2 m² ... 1175 ft²

All Measurements are approximate and for display purposes only



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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