



# 85, Baldock Road

Letchworth Garden City,  
Hertfordshire, SG6 2EE

**£750,000**

country  
properties

A spacious Early Garden City detached family home set in a plot of approx.0.25 of an acre. The property offers a lot of character and is set centrally on it's plot. The property offers scope to improve and has off road parking for a number of vehicles as well as a large double garage. Located along the Baldock Road the house is within easy walking distance of the town centre, the train station and numerous popular schools.

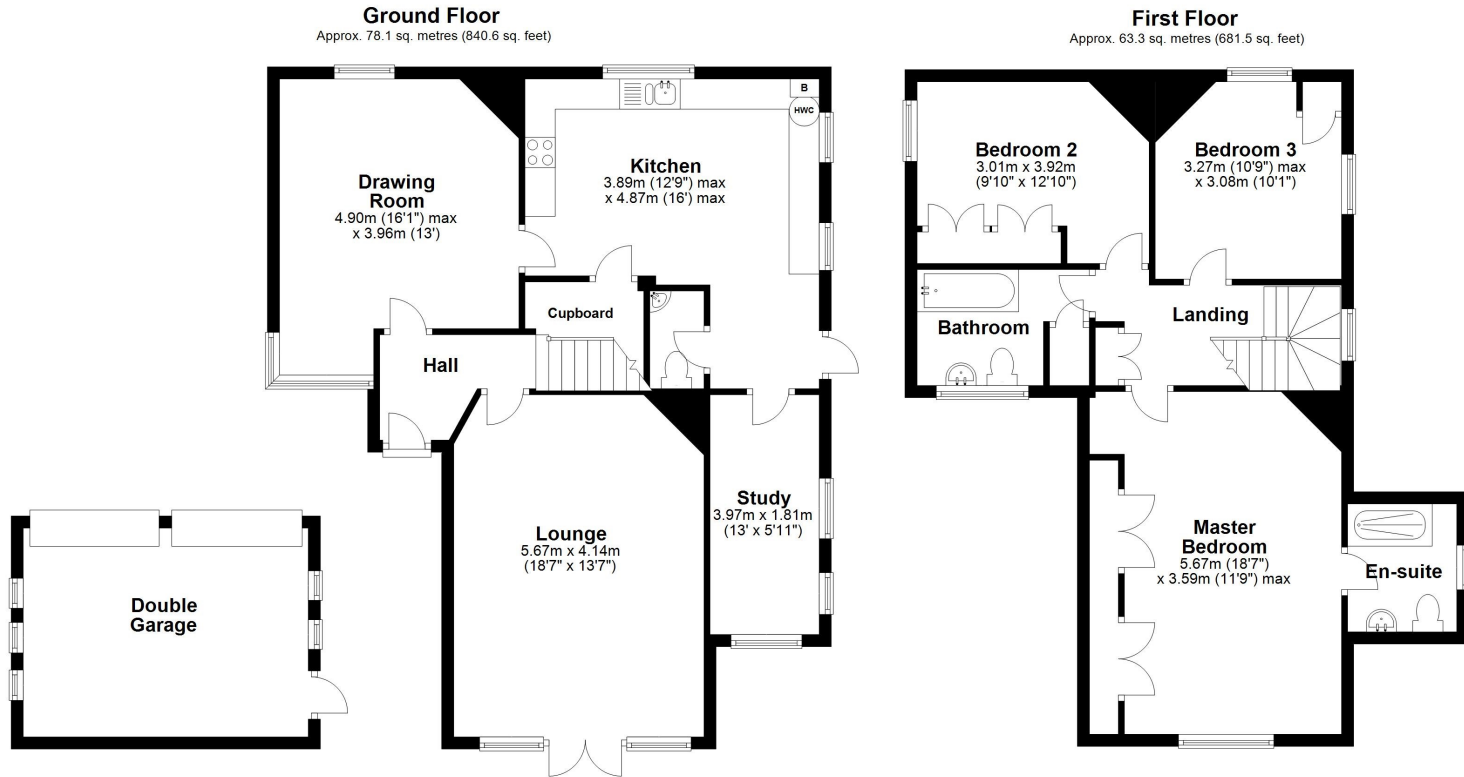
The property has an entrance hall, a large living room, separate dining room and a spacious kitchen with a range of integrated appliances. There is also a study and cloakroom on the ground floor. On the first floor there is a main bedroom with an en-suite shower room, two further double bedrooms and a family bathroom. Outside is a large double garage, mature gardens and plenty of parking for numerous vehicles.

Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live. Letchworth train station has regular links to both London and Cambridge.

- Freehold.
- Offered with vacant possession with no upper chain.
- Internal viewing comes highly recommended.
- Two receptions plus a home office.
- Fitted kitchen/breakfast room with integrated appliances.
- Large double garage.
- Private enclosed gardens.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Total area: approx. 141.4 sq. metres (1522.1 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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