8 CHILVERS BANK,
BALDOCK, SG7 6HR
Lane&
BENNETTS

8 Chilvers Bank
Baldock
Hertfordshire
SG7 6HR

Lane & Bennetts are delighted to offer this chain free, three bedroom, semi-detached family home with a beautiful, 90FT rear garden. The home is spacious throughout with two reception rooms and the addition of a downstairs WC. This property offers the potential to extend and re-model (STP) to create a wonderful family home. The fabulous garden houses brick-built sheds/workrooms and a patio to the rear of the property. This home is located on a sought-after, tree-lined residential street, just 1 minute from the Letchworth Greenway. There is an "OUTSTANDING" nursery school and "GOOD" primary and secondary schools ALL within a 5 minute walk. The historic high street is just over 5 minutes walk away and the well-serviced Baldock train station just 15 minutes.

The buzzy, historic market town of Baldock enjoys a wealth of amenities, facilities and hosts an abundance of community events. Baldock is spoilt with 'GOOD' schools, ample independent eateries and coffee shops, a sports centre and plenty of parks and nature land.

The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

Lane& BENNETTS

A FABULOUS THREE BEDROOM FAMILY HOME OFFERD TO THE MARKET CHAIN FREE WITH POTENTIAL TO EXTEND AND RE-MODEL (STP)

KEY FEATURES

- *THREE BEDROOM SEMI-DETACHED HOME*
- *BEAUTIFUL 90FT REAR GARDEN*
- *TWO RECEPTION ROOMS*
- *TREE-LINED RESIDENTIAL STREET*
- *DOWNSTAIRS WC*
- *LARGE BRICK-BUILT OUTBUILDINGS*
- *5 MINS TO TOWN / 15 MINS TO STATION*
- *CATCHMENT FOR 'GOOD' SCHOOLS*

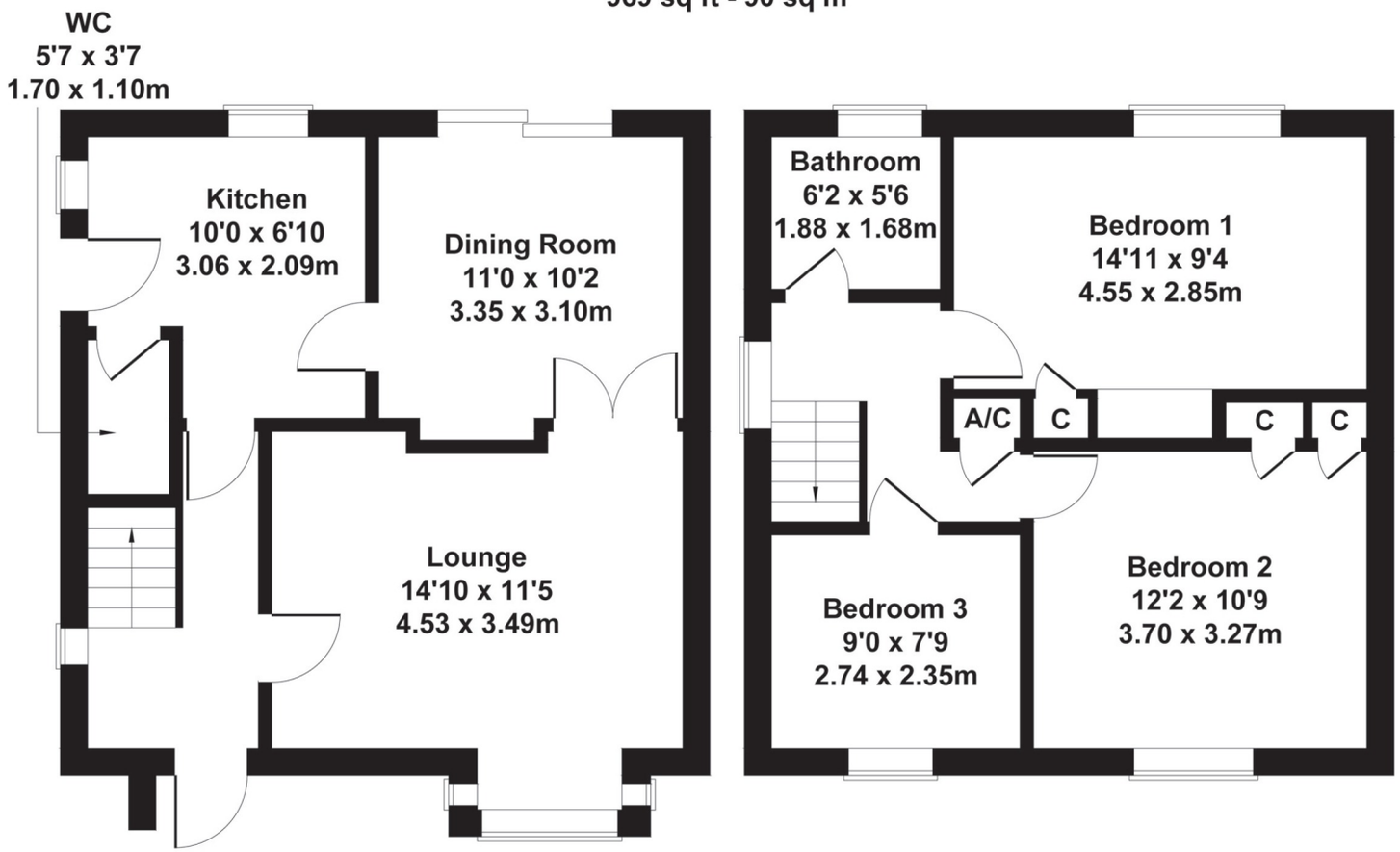
Lane& BENNETTS

31 Station Road,
Letchworth Garden City,
Hertfordshire
SG6 3BB

t: 01462 671000
: @lane_bennetts
e: letchworth@laneandbennetts.co.uk
w: www.laneandbennetts.co.uk

8 Chilvers Bank

Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

THE GUILD PROPERTY PROFESSIONALS

rightmove find your happy

naea | propertymark PROTECTED

See all our properties at OnTheMarket.com

IMPORTANT NOTICE:
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchases should check the accuracy of the measurements themselves.