



47, London Road

Baldock,  
Hertfordshire, SG7 6NB

Freehold - Guide Price £650,000

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properties

A very well presented and significantly extended 5 bedroom semi detached family home in sought after residential location! Located on the ever popular London Road, Baldock and within walking distance to all local schools and amenities this fabulous home offers 2 large reception rooms, kitchen/breakfast room, utility & cloak room on the ground floor, 3 very good size bedrooms with en-suite & Juliet Balcony to the master alongside a family bathroom on the first floor, and a further 2 double bedrooms with shower room on the second. With off road parking for 3-4 cars, garage to the front and a wonderful landscaped approx. 80ft rear garden backing on to open park land to the rear, this wonderful home really does tick all the boxes for a growing family!

- Particularly spacious 5 Bedroom semi-detached home
- Significantly extended
- Fabulous master suite with Juliet Balcony and large en-suite bathroom
- Council tax band C
- Very well presented throughout
- Sought after location overlooking park land to rear
- Off road parking and garage
- EPC rating D



## Accommodation

### Entrance Porch

Wall mounted boiler, coat/shoe storage, door to:

### Entrance Hallway

15' 8" x 6' 6" (4.78m x 1.98m)

Radiator, stairs to the first floor, under stairs storage cupboard, doors to:-

### Cloakroom

Window to the side aspect, WC, wash hand basin.

### Lounge

14' 9" into bay x 11' 8" (4.50m x 3.56m)

Radiator, bay window to the front aspect, gas fire.

### Dining/Family Room

12' 4" x 11' 8" (3.76m x 3.56m)

Radiator, fireplace (capped), opening to:-

### Kitchen/Diner

18' 0" x 11' 11" (5.49m x 3.63m)

Radiator, sliding doors onto the rear patio, window to the rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer.

Space for a fridge/freezer and dishwasher, integral double oven and grill, gas hob with extractor hood over, door to:-

### Utility/Boot Room

8' 9" x 7' 3" (2.67m x 2.21m)

Window to the side aspect, radiator, external door to the side, wall mounted and base level units work surface over and inset sink with drainer. Space for a washing machine.

### First Floor

#### Landing

Window to the side aspect, under stairs storage cupboard, stairs rising to the second floor, doors to:-



## Bedroom One

15' 2" x 10' 10" (4.62m x 3.30m)

Window to the rear aspect, Juliet balcony to the rear with double doors, radiator, door to:-

## En-suite

6' 7" x 8' 9" (2.01m x 2.67m)

Window to the rear aspect, WC, wash hand basin, bidet, bath with shower attachment, heated towel rail.

## Bedroom Two

12' 4" x 10' 7" (3.76m x 3.23m)

Window to the front aspect, radiator, two built in storage recess's.

## Bedroom Three

10' 2" x 6' 7" (3.10m x 2.01m)

Window to the front aspect, radiator.

## Bathroom

8' 9" x 6' 8" (2.67m x 2.03m)

Skylight, radiator, WC, wash hand basin, bath with shower over, airing cupboard.



## Second Floor

### Landing

Velux window to the rear aspect, doors to:-

### Shower Room

Velux window to the rear aspect, WC, radiator, wash hand basin, shower cubicle with power shower.

### Bedroom Four

11' 0" x 11' 2" into eaves (3.35m x 3.40m)

Velux window to the rear and side aspect, radiator, built in shelving and storage cupboard.

### Bedroom Five

14' 6" x 8' 3" (4.42m x 2.51m)

Radiator, Velux window to the front and side aspect, loft hatch.

## External

### Rear

Rear garden measuring approx 80 ft laid to lawn with mature beds and borders with raised seating/bbq area at rear, potting shed, gated access to park at the rear and driveway to the side, pedestrian door to garage.

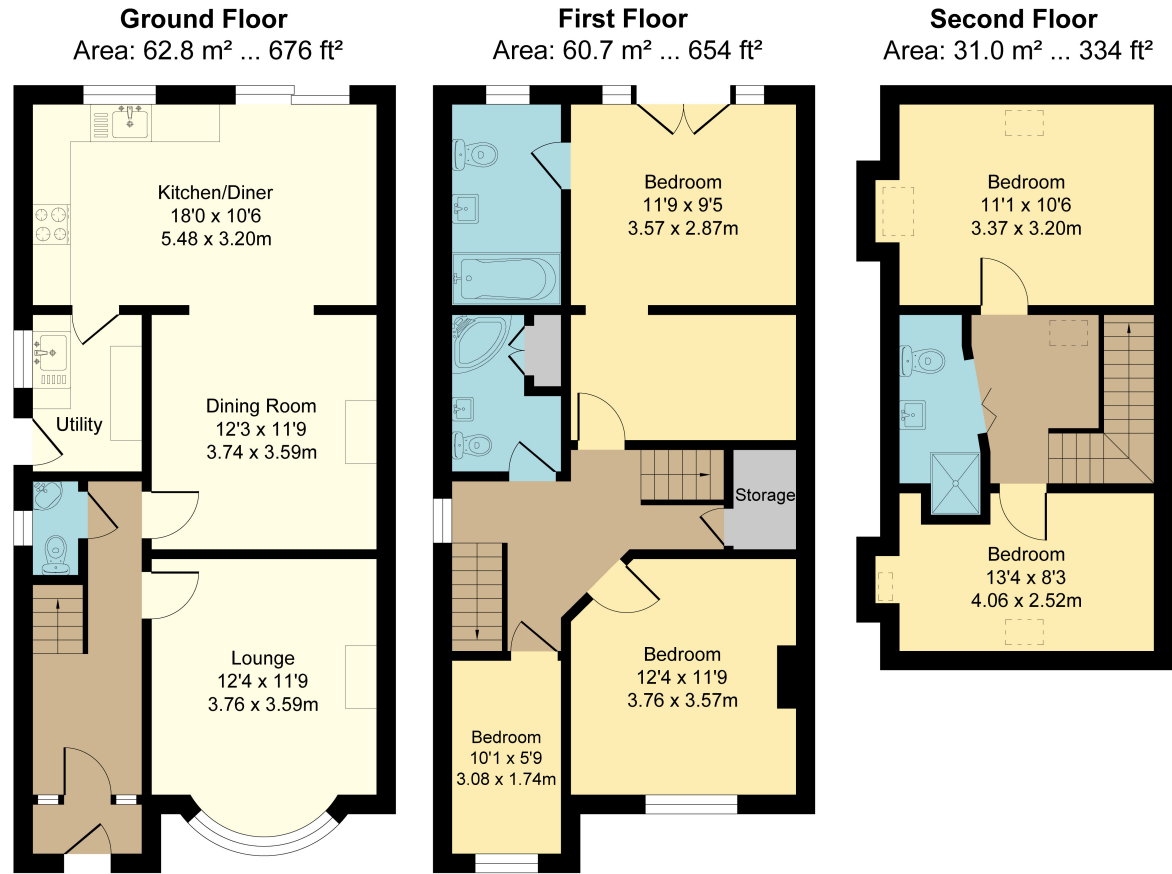
### Front

Driveway providing off road parking for 3 - 4 cars, garden laid to shingle with ornamental plants and shrubs, garage at side with up and over door, gated access to the rear.

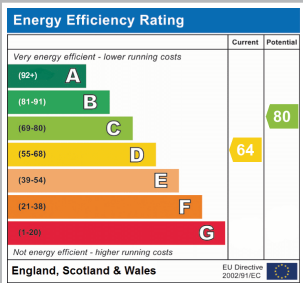




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Total Area: 154.6 m<sup>2</sup> ... 1664 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: [baldock@country-properties.co.uk](mailto:baldock@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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