



# Royston Road

Baldock,

Hertfordshire, SG7 6NT

Offers in excess of £500,000

country  
properties



This beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideally suited to modern family living. Well located within easy reach of Baldock town centre and the mainline train station, the property further benefits from a pleasant rear garden and two allocated parking spaces.

The ground floor is arranged around a welcoming entrance hall with useful under-stairs storage. There is a cloakroom fitted with a WC and wash hand basin, adding everyday practicality. The generous lounge provides an excellent living space, featuring a fireplace and bi-fold doors opening onto the rear garden, allowing plenty of natural light and creating a seamless connection to the outdoors. The well-appointed kitchen is fitted with a comprehensive range of wall and base units and integrated appliances, offering ample space for cooking and dining. A third reception room to the rear provides valuable flexibility and would work equally well as a snug, home office, or playroom, with double doors opening to the garden.

Upstairs, the landing offers additional storage and access to the loft. The principal bedroom is a comfortable double and benefits from its own en suite shower room. There are two further bedrooms, both ideal for children, guests, or working from home, and a family bathroom fitted with a bath and shower over, complemented by a Velux window providing natural light.

Outside, the rear garden is mainly laid to lawn with a patio area, flower beds, power points, and gated side access, making it ideal for relaxing or entertaining. To the front, there is a gravelled garden area, while parking is conveniently provided by two allocated spaces to the rear of the property.

Baldock offers a wide range of local amenities, including shops, bars, restaurants, leisure facilities, and well-regarded schools and nurseries. The town's mainline train station provides direct links to London, and Junction 10 of the A1(M) is just a short drive away, making this an excellent choice for commuters and families alike.

- FLEXIBLE ACCOMMODATION , VIEWING RECOMENDED
- FAMILY BATHROOM & EN-SUITE
- 3 BEDROOM SEMI DETACHED FAMILY HOME
- TWO ALLOCATED PARKING SPACES
- WALKING DISTANCE FROM TOWN, STATION AND SCHOOLS
- COUNCIL TAX BAND D / EPC BAND C



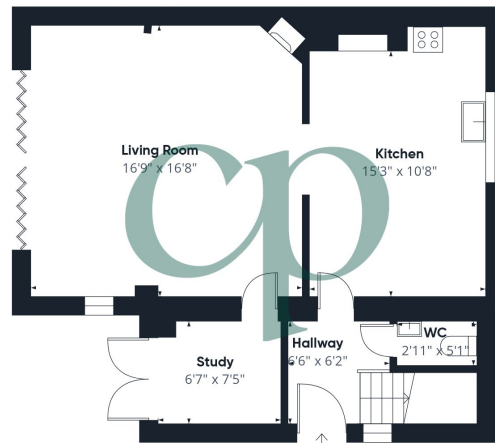












Floor 0



Floor 1



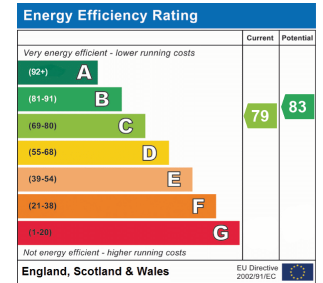
Approximate total area<sup>(1)</sup>  
979 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



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

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