



Chiltern Road, Baldock, Hertfordshire. SG7 6LS





## 3 Bedroom Semi-Detached House £525,000 Freehold

A beautifully presented and extended three bedroom semi detached family home, offering easy access to Baldock town centre, train station and charming High Street. Situated within close proximity to Weston Hills makes this an ideal location for walkers, with or without a dog and explorers alike. Offering two reception rooms, an extended kitchen and cloakroom on the ground floor. On the first floor are three bedrooms and family bathroom. Outside, there is a larger than average rear garden, with a stunning raised seating area and a sizeable garage. With the added benefit of off street parking to the front, early viewing is highly recommended.

- Three bedrooms
- Semi detached
- Garage
- Extended kitchen
- Beautifully presented
- Off street parking
- EPC rating D. Council tax band D

## **Ground Floor**

### **Entrance:**

Via double glazed front door.

### **Hallway:**

Fitted carpet. Radiator. Understairs storage cupboard. Doors and stairs to:

### **Reception One:**

Double glazed bay window to front aspect. Radiator. Coal effect fire. Laminate flooring.

### **Reception Two:**

Radiator. Laminate flooring. Opens to kitchen.

### **Kitchen:**

Range of fitted wall and base units with composite worktops. Stainless steel sink and drainer unit. Five ring induction hob and double oven. Integrated fridge/freezer. Plumbing for automatic washing machine and dryer. Integrated microwave. Radiator. Double glazed window and door to garden. Ceramic flooring.

### **Home Office:**

Double glazed window to side aspect. Radiator. Fitted carpet.

### **WC:**

Suite comprising low level wc and hand wash basin. Heated towel rail. Extractor fan. Laminate flooring.

## **First Floor**

### **Landing:**

Double glazed window to side aspect. Fitted carpet. Doors to:

### **Bedroom One:**

Double glazed bay window to front aspect. Radiator. Fitted wardrobes. Laminate flooring.

### **Bedroom Two:**

Double glazed window to rear aspect. Radiator. Fitted wardrobes. Laminate flooring.

### **Bedroom Three:**

Double glazed window to rear aspect. Radiator. Laminate flooring.

### **Bathroom:**

Suite comprising panelled bath, low level wc and pedestal hand wash basin. Radiator. Double glazed window to front aspect. Laminate flooring.

## Outside

### Front Garden:

Off street parking and access to garage.

### Garage:

Up and over door. Fully powered.

### Rear Garden:

Larger than average rear garden, mainly laid to lawn with ceramic raised dining area. Timber built shed. Greenhouse.

### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.