



# 9, Woodland Way

Baldock,  
Hertfordshire, SG7 6LR  
Freehold £495,000

COUNTRY PROPERTIES  
PART OF HUNTERS

An extended three-bedroom semi-detached home requiring some updating throughout. The property has a large front garden that provides off road parking for several vehicles and a smaller private garden to the rear. Located a short walk to the town centre and offered for sale with NO ONWARD CHAIN.

- CHAIN FREE!!
- Three-bedroom family home
- Separate receptions plus kitchen/diner
- Ground floor cloakroom and first floor shower room
- Garage and off-road parking for several cars.
- Walking distance to local schools and shops
- Modernising required throughout

## Ground Floor

### Entrance Hall

Stairs to first floor. Window to side aspect. Under-stairs storage.

### Cloakroom

Wall-mounted hot towel rail. Low-level W.C. Wash hand basin. Door to garage.

### Reception/Bedroom

11' 1" x 10' 7" (3.38m x 3.23m)  
Bay window to front. Radiator.

### Kitchen/Diner

17' 6" x 10' 6" (5.33m x 3.20m)  
A range of matching base and eye level units. Door to side aspect. Window to side aspect. Built-in electric oven and hob with extractor over. Built-in top sink with drainer.

### Lounge

14' 3" x 11' 8" (4.34m x 3.56m)  
Flame effect gas fireplace. Sliding patio doors to rear aspect. Radiator.

### Utility

Window to front aspect. Space for tumble dryer and plumbing for washing machine. Radiator.

### Office/Study

7' 9" x 6' 8" (2.36m x 2.03m)  
Window to rear aspect.

## First Floor

### Landing

Hatch to landing vault. Window to side aspect. Airing cupboard.



## Bedroom 1

11' 3" x 10' 8" (3.43m x 3.25m)

Window to rear aspect. Built-in wardrobe.

Radiator.

## Bedroom 2

11' 2" x 10' 8" (3.40m x 3.25m)

Window to front aspect. Radiator.

## Bedroom 3

6' 9" x 5' 7" (2.06m x 1.70m)

Window to rear aspect.

## Shower Room

Window to front aspect. Low-level W.C.

Wash hand basin. Shower cubicle.

## Outside

### Garage

Up and over door. Eves storage.

### Front Garden

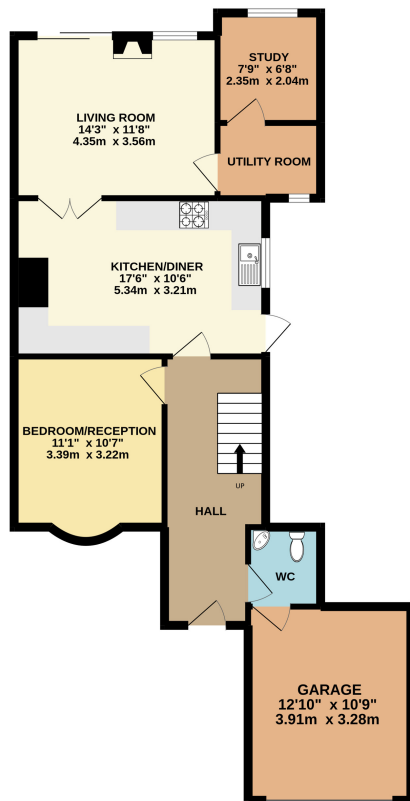
Gravel driveway with off-road parking for 3 vehicles.

### Rear Garden

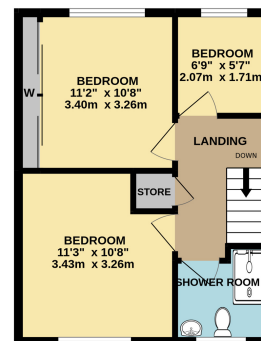
Patio with mature hedging at rear.



GROUND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.

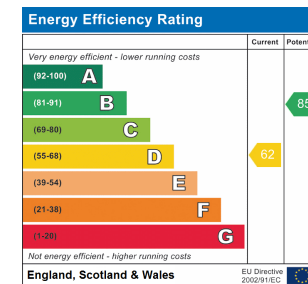


1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



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

www.country-properties.co.uk

