

19 Mercia Road,
Baldock, SG7 6RZ



Lane &
BENNETTS



19 Mercia Road
Baldock
Hertfordshire
SG7 6RZ

Lane & Bennetts are delighted to offer this delightful family home located on Baldock's popular Clothall Common. An attractive picket fence greets you as you approach the property. On entering this home you will find a useful entrance hall with ample space for shoes and cloaks and a clever utility area housing laundry machines. The light and airy, dual aspect open plan lounge/diner provides a super family space. The modern kitchen offers ample worktop space, useful shelving and integrated gas hob and oven. There is space and plumbing for a fridge freezer and dishwasher. To the first floor, the main bedroom has built-in mirrored wardrobes with window to rear aspect. There is a second double bedroom, currently used as an office, with built-in shelving and window to front aspect. Bedroom three is a perfect nursery/study. The family bathroom has been upgraded by the current owners, fully tiled, complete with bath and shower over, low level WC, wash hand basin and heated towel rail. On the landing there is a cupboard housing the newly replaced boiler, as well as a hatch with pull down ladder to the fully boarded loft. To the rear of the property there is a delightful, mature and private garden. There is a super patio area to enjoy the sun in this south facing garden as well as a lawned area with mature shrubs and planting and garden shed. Just metres from the property is a garage with parking space in front. The location to this property is key, less than 15 minutes walk to town and station and 5 minutes walk to 'Good' schools.

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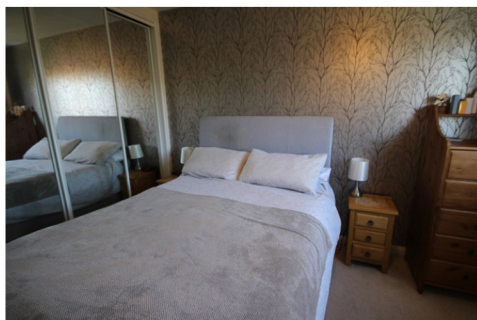
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A DELIGHTFUL THREE BEDROOM FAMILY HOME IN A RESIDENTIAL AREA
JUST 15 MINUTES WALK TO TOWN & STATION



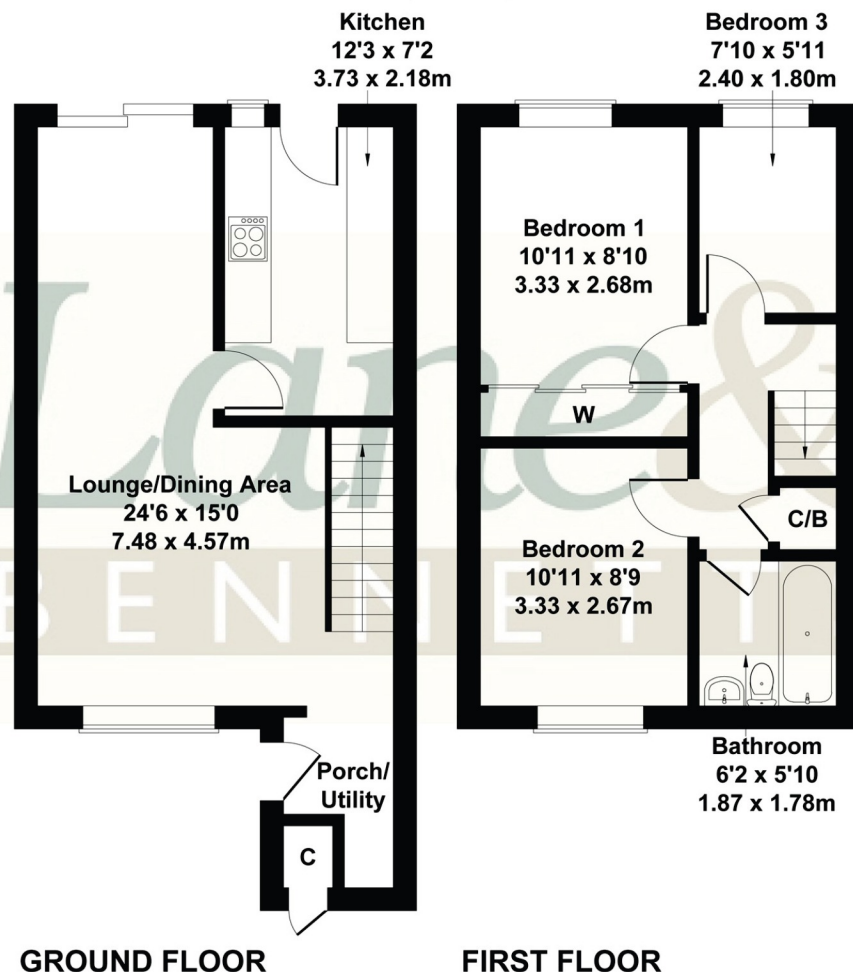
KEY FEATURES

- DUAL ASPECT LOUNGE / DINER
- MODERN KITCHEN
- ENTRANCE HALL / UTILITY AREA
- TWO DOUBLES & 1 SINGLE BEDROOM
- RE-FITTED BATHROOM
- SUNNY SOUTH FACING GARDEN
- GARAGE & PARKING
- FREEHOLD | Band: C | EPC: TBC



SG7 6RZ

Approximate Gross Internal Area
775 sq ft - 72 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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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.