



Weston Way, Baldock, Hertfordshire. SG7 6HB





## 4 Bedroom Bungalow

### Guide Price £450,000 Freehold

Offered to the market on a chain free basis is this extended four bedroom bungalow. Set around 150 feet from the road, the property boasts multiple off street parking and a double garage. The home offers versatile living with a morning room, snug, office, large kitchen and two bedrooms on the ground floor with two double bedrooms on the first.

- Four bedrooms
- Semi-detached
- Bungalow
- Double garage
- Extended
- Great location
- Chain free
- EPC rating D. Council tax band D

**Ground Floor:****Entrance:**

Via double glazed front door leading to hall.

**Hall:**

Radiator. Fitted carpet. Doors to:

**Snug:**

Abt. 14' 2" x 10' 5" (4.32m x 3.17m) Double glazed bay window to front aspect. Radiator. Fitted carpet.

**Open Plan Kitchen:**

Abt. 14' 0" x 17' 0" (4.27m x 5.18m) Double glazed window and door to side aspect. French doors to morning room. Range of fitted wall and base units with roll top work surfaces. Stainless steel sink and drainer. Fitted carpet.

**Utility Room:**

Door to garden. Windows to side aspect. Plumbing for washing machine.

**Morning Room:**

Abt. 15' 0" x 17' 3" (4.57m x 5.26m) Double glazed window to side aspect. Patio doors to garden. Radiator. Fitted carpet.

**Bedroom Three:**

Abt. 14' 4" x 7' 3" (4.37m x 2.21m) Double glazed window to front aspect. Radiator. Fitted carpet.

**Office:**

Abt. 8' 9" x 7' 5" (2.67m x 2.26m) Double glazed window to side aspect. Radiator. Fitted carpet.

**Wet Room:**

Abt. 8' 0" x 5' 8" (2.44m x 1.73m) Suite comprising low level WC, hand wash basin and shower cubicle. Double glazed window to side aspect. Radiator. Fully tiled walls.

**First Floor:****Bedroom One:**

Abt. 12' 0" x 11' 2" (3.66m x 3.40m) Double glazed window to rear aspect. Fitted carpet.

**Bedroom Two:**

Abt. 15' 0" x 14' 0" (4.57m x 4.27m) Double glazed windows to front and side aspects. Fitted carpet.

**Outside:**

**Front Garden:**

Large front garden with off street parking for 6+ cars.

Access to double garage.

**Rear Garden:**

40 foot rear garden mainly laid to lawn. Two sheds.

**Additional Information:**

**Agents Note:**

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

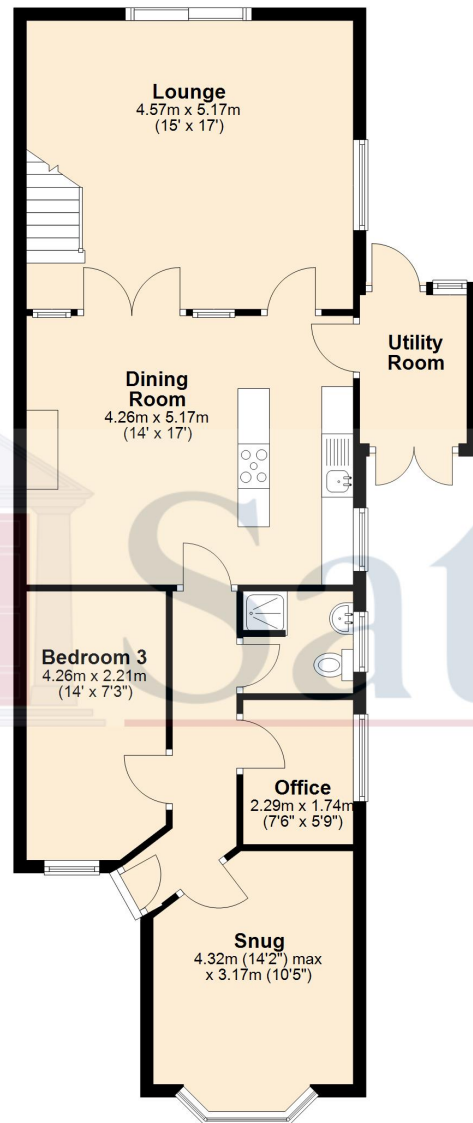




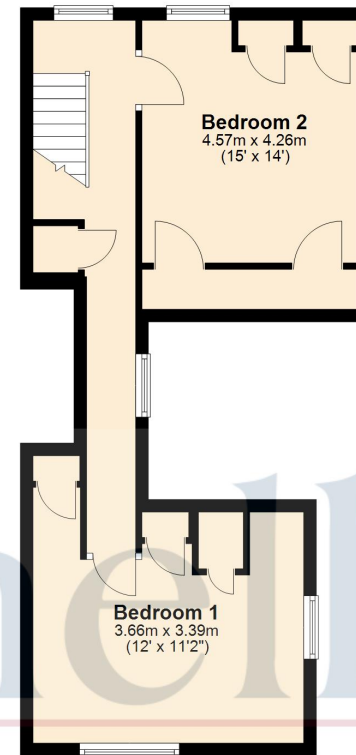
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## Ground Floor



## First Floor



Total area: approx. 127.5 sq. metres (1372.2 sq. feet)

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.