



4 Hopewell Road • Baldock • Hertfordshire • SG7 5AA

Guide Price £495,000

Charter Whyman

TOWN & VILLAGE HOMES





WELL EXTENDED, UPDATED & IMPROVED VICTORIAN HOME OUTSTANDING KITCHEN/DINING ROOM UNDERFLOOR HEATING TO GROUND FLOOR

THE PROPERTY

This Victorian beautiful semi-detached house has been exceptionally well extended on the ground floor to provide outstanding family accommodation. To the front is a spacious bay-fronted reception room and to the rear a truly impressive kitchen/dining/family room with wide opening double-glazed tri-fold doors to the rear garden. There is hardwood flooring throughout the ground floor.

There are three bedrooms and a well appointed family bathroom on the first floor.

The property benefits from uPVC double-glazed windows and central heating, underfloor to the ground floor and radiators elsewhere, is supplied by a new gas-fired boiler located in the loft.

THE OUTSIDE

The house stands in a plot measuring approximately 136' by 22' (41.6m x 6.7m) with the open-plan front garden laid to lawn and a path to the front door.

A shared side-way leads to the rear garden, which is some 58' (17.77m) in length and laid to lawn with a paved patio terrace, herbaceous borders and ornamental shrubs and trees.

A gate opens to the lane at the rear, where there is private parking.

THE LOCATION

Hopewell Road is located on the western side of Baldock, close to the boundary with Letchworth Garden City, within half a mile of Baldock High Street and less than three-quarters of a mile from the mainline railway station. Baldock is on the London to Cambridge mainline and regular services run throughout the day. The fastest journey to London St Pancras takes just 33 minutes and to Cambridge 32 minutes. The town stands just off the A505 with Junction 10 (northbound) and Junction 9 (southbound) on the A1(M) each being just 2.4 miles away by car.

The Knights Templar founded the town of Baldock in the 1140s. Today the town centre boasts many imposing period buildings and the broad High Street is a particularly notable feature. The town provides excellent shopping, schools (including the highly regarded Knights Templar School), pubs and restaurants, with the adjoining towns of Letchworth Garden City and Hitchin providing an even wider range of facilities.

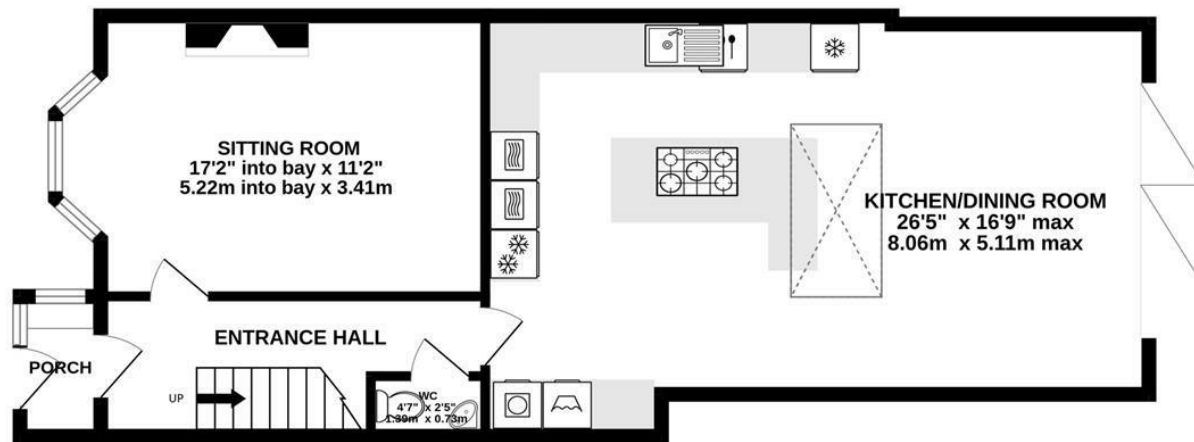
AGENTS NOTE: Please be advised that one of the sellers of this property is related to a director of Charter Whyman.



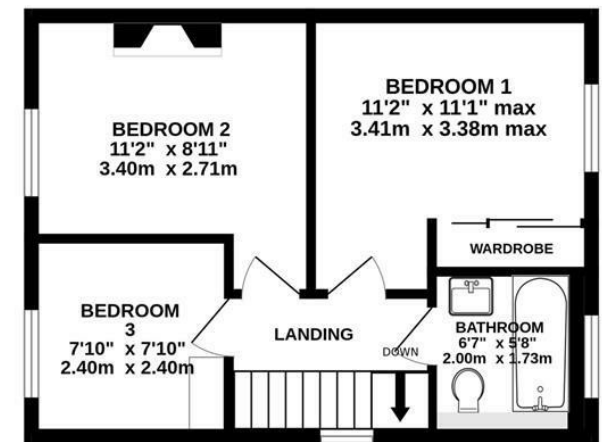




GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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EPC RATING

Band - D

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

TENURE

FREEHOLD

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - C

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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