



• 54 London Road • Baldock • SG7 6JL

£1,400 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Reception hall • Sitting room • Family room • Dining room • Kitchen/breakfast room • Cloakroom • Master bedroom with en suite shower room • Guest bedroom with en suite shower • room 3 further bedrooms • Family bathroom • Substantial L-shaped outbuilding divided into living space, office accommodation and storage barn • Open-bay garden store • Tennis court Gardens

THE PROPERTY

This pleasant modern cottage provides two double bedrooms, a spacious sitting/dining room, fitted kitchen and first floor bathroom. The house benefits from uPVC double-glazed windows and gas fired central heating. The property is available for rent unfurnished.

THE OUTSIDE

The cottage stands back from the road behind an open-plan front garden. There are 2 parking spaces available at the front of the property. The rear garden is designed for easy maintenance with herbaceous shrubs, and is completely enclosed.

THE LOCATION

London Road is pleasantly located on the south-east side of the popular market town of Baldock. It is conveniently only a third of a mile from the High Street and just a mile from the mainline railway station. Baldock is on the Cambridge to London Kings Cross mainline with the fastest services to Kings Cross taking just 36 minutes and to Cambridge 24 minutes. Baldock is set just off the A505 and the house is only 1.7 miles from Junction 9 on the A1(M) 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 (notably 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





Local & Nationwide Coverage

London Road



Total Area: 52.1 m² ... 561 ft²

All measurements are approximate and for display purposes only

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.



EPC RATING

Band - D

SERVICES

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

TENURE

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

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.couk