

16 Mons Avenue • Baldock • Hertfordshire • SG7 6JP

Guide Price £520,000

Charter Whyman

TOWN & VILLAGE HOMES





SUPER FAMILY HOME
FOUR BEDROOMS AND THREE BATHROOMS
REFURBISHED AND UPDATED THROUGHOUT

THE PROPERTY

Beautifully refurbished and thoughtfully modernised throughout, this impressive family home combines generous proportions with stylish contemporary living. Finished to an excellent standard, the property offers a superb blend of character, practicality and modern design, making it an ideal choice for growing families seeking space and versatility.

The welcoming entrance hall leads to a spacious lounge, complete with an attractive fireplace surround and solid fuel burner. To the rear, the impressive kitchen diner is undoubtedly a highlight, featuring sleek modern fittings, a central island, integrated appliances, skylight and doors opening directly onto the garden. A ground-floor bathroom completes the accommodation at this level.

The first floor offers three generous double bedrooms, including one with an en-suite, alongside a contemporary family bathroom and separate WC. The second floor provides a further spacious double bedroom with its own en-suite, creating an ideal principal suite, guest accommodation or private teenage retreat.

Outside, the approximately 40ft rear garden features a patio, useful office/studio and gated access to the front. A further rear gate opens directly onto the adjoining recreation ground and play area. To the front, ample off-road parking completes the package. A fantastic, move-in-ready family home with space, style and location in abundance. Early viewing is highly recommended!

THE LOCATION

The house enjoys a highly convenient position on the edge of Baldock and within a mile of the mainline railway station.

This historic North Hertfordshire market town, founded by the Knights Templar in the 1140s, retains a charming character with an array of attractive period buildings. Excellent rail connections place London King's Cross just 36 minutes away and Cambridge around 26 minutes.

The town also benefits from easy access to the A1(M) via nearby junctions, making it ideal for commuters and well connected for road travel.



















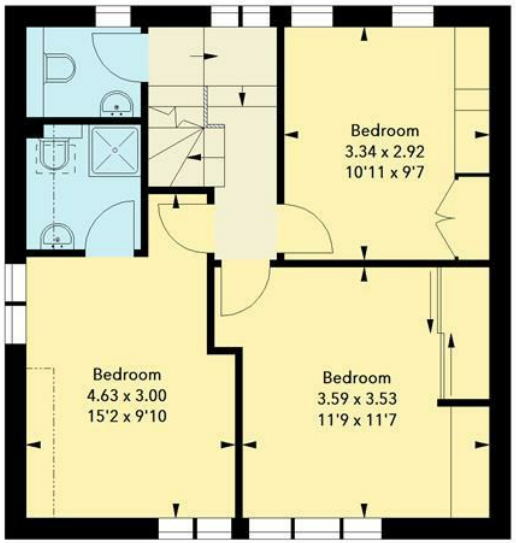
Mons Avenue, SG7

Approximate Area = 149.57 sq m / 1610 sq ft
(Including Workshop)
Workshop Area = 6.41 sq m / 69 sq ft



Ground Floor
Approx. 73.39 sq m / 790 sq ft

Key :
CH - Ceiling Height



First Floor
Approx. 46.91 sq m / 505 sq ft



Second Floor
Approx. 22.85 sq m / 246 sq ft

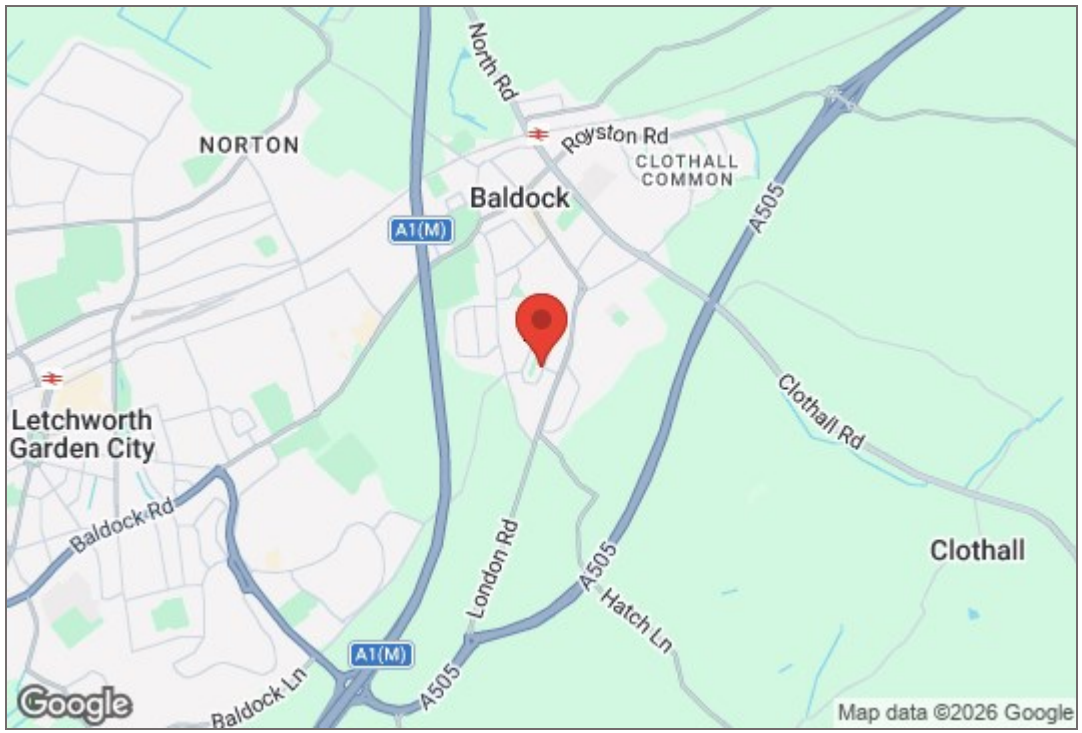
Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. 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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North Rd
NORTON
Royston Rd
CLOTHALL COMMON
Baldock
A1(M)
A505
Letchworth Garden City
Clothall Rd
Baldock Rd
London Rd
A505
Clothall
A1(M)
Hatch Ln
Baldock Ln
A505
Google
Map data ©2026 Google


The Leas
St Mary's Way
Nightingale Way
Hillcrest
Anchor Rd
Turpins Way
Pryor Rd
Page Cl
Mons Ave
Woodland Way
Baldock Ln
Weston Way
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Rendered walls under a tiled roof

SERVICES

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

EPC RATING

Band -

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G.

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

CONSERVATION AREA

The property is not located with in the conservation area

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman
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www.charterwhyman.co.uk