



3 Hadrian Way • Baldock • Hertfordshire • SG7 6AW

Guide Price £560,000

Charter Whyman

TOWN & VILLAGE HOMES





## PRIVATE SETTING DETACHED FAMILY HOME FOUR BEDROOMS

### THE PROPERTY

Tucked away within an exclusive private close of just a handful of homes, this impressive detached family residence offers both privacy and a welcoming sense of community. Thoughtfully arranged and well-proportioned throughout, it presents an ideal setting for modern family living in a private location.

The ground floor features a bright entrance hall leading to a spacious lounge that flows effortlessly into the rear garden, creating a perfect space for relaxing or entertaining. A separate front-facing dining room provides versatility, with a fitted kitchen. A convenient ground floor shower room adds further functionality.

Upstairs, the property continues to impress with four generously sized bedrooms, each offering comfortable accommodation and flexibility for family life, guests, or home working. These are complemented by a family bathroom, completing the first-floor layout.

Externally, the secluded rear garden is a standout feature, boasting a paved seating area alongside a newly laid patio near the summer house—ideal for outdoor gatherings. A gated side access leads to the front, where ample driveway parking ensures convenience.

### THE LOCATION

The house enjoys a highly convenient position on the edge of Baldock and within a mile of the mainline railway station (17 minute walk according to Google).

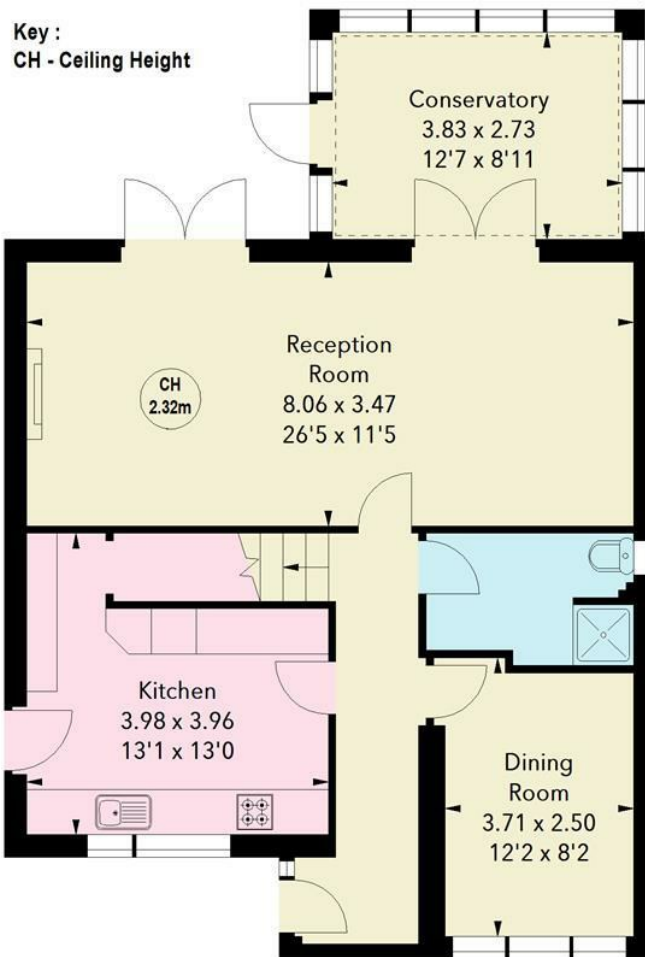
This historic North Hertfordshire market town, founded by the Knights Templar in the 1140s, retains a charming character with an array of attractive period buildings. Excellent rail connections place London King's Cross just 36 minutes away and Cambridge around 26 minutes.

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.



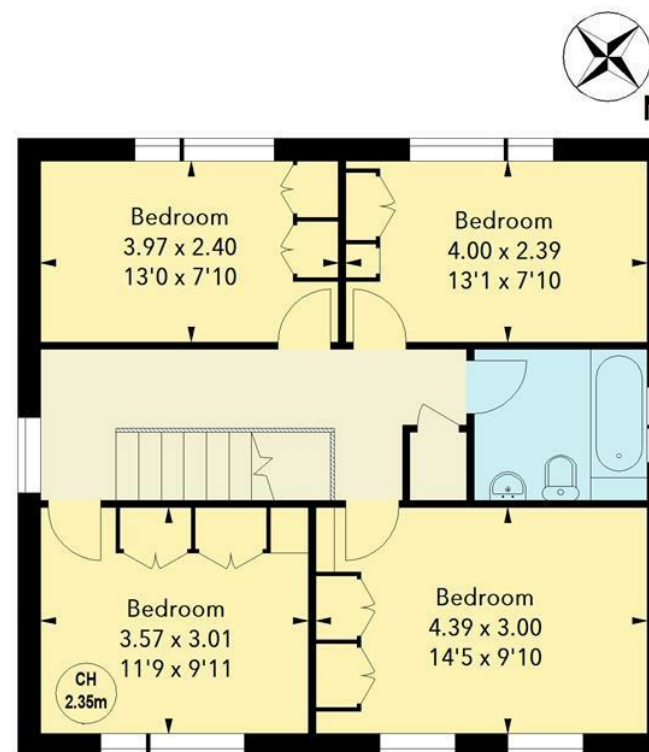






**Ground Floor**  
Approx. 79.80 sq m / 859 sq ft

**Hadrian Way, SG7**  
Approximate Area = 141.02 sq m / 1518 sq ft



**First Floor**  
Approx. 61.22 sq m / 659 sq ft

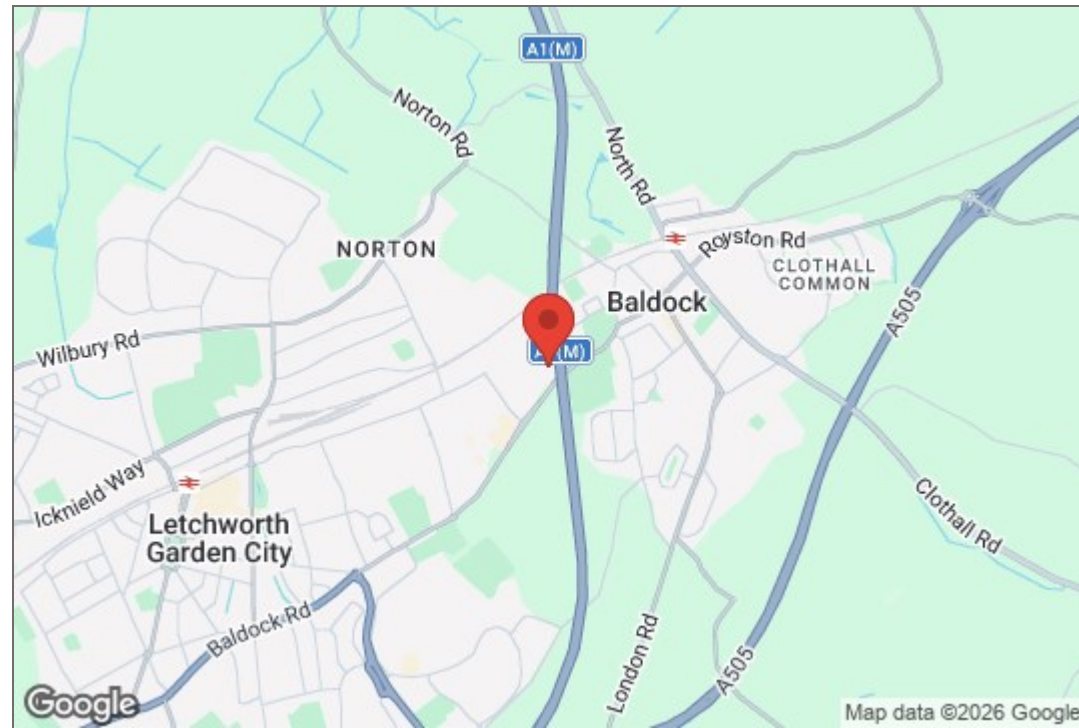


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

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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## 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

Brick built under a pitched tiled roof

## SERVICES

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

## EPC RATING

Band - D

## BROADBAND SPEED

A choice of provider claiming up to 1,000 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - E

## CONSERVATION AREA

The property is not located in 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

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

01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)