



# Salisbury Road

Baldock, Hertfordshire, SG7 5BZ

CHRIS MACSWEENEY  
**exp** UK

[www.chrismacsweeney.exp.uk.com](http://www.chrismacsweeney.exp.uk.com)



# Salisbury Road

Price - £550,000

An extended family home with a wealth of character, presented in excellent order throughout

Located just a few minutes walk from Baldock Mainline rail station, this home offers a peaceful country setting with the convenience of an easy commute, whilst also providing the opportunity to work from home.

## MEASUREMENTS

**LOUNGE – 20'3 x 10'1 (6.18m x 3.13m)**

**DINING AREA 12'1 x 10'0 (3.67m x 3.04m)**

**KITCHEN 13'11 x 12'1 plus 8'0 x 7'10  
(4.25m x 3.68m plus 2.44m x 2.39m)**

**GARDEN ROOM 17'3 x 11'3 (5.26m x 3.43m)**

**BEDROOM ONE 15'1 x 10'3 (4.60m x 3.12m)**

**ENSUITE 10'3 x 5'0 (3.12m x 1.52m)**

**BEDROOM TWO 12'0 x 10'10 (3.66m x 3.30m)**

**BEDROOM THREE 10'10 x 8'9 (3.30m x 2.67m)**

**BATHROOM 8'0 x 7'10 (2.44m x 2.39m)**

**GARDEN OFFICE 17'0 x 9'5 (5.18m x 2.87m)**

## Accommodation

### Ground floor

An entrance lobby gives access a large dining room with feature fireplace which opens to a lounge with a fabulous brick built open fireplace.

Beyond the lounge is a double glazed garden room with solid wood flooring – a great place for breakfast or somewhere to simply relax. The garden can also be accessed from here. The kitchen is a big space with loads of cupboard storage with wooden work surfaces and gives access to the first floor.

### First Floor

There are three bedrooms upstairs, all of which can comfortably fit a double bed, with the master giving access to an ensuite with a double shower. The four piece family bathroom offers character appeal with a superb freestanding bath. There is also access to a loft which has been partly converted with solid flooring, 'Velux' windows and heating.

### Outside

A generous rear garden has a pond and mature shrubs with additional storage outbuildings and a useful garden office.

The front offers driveway parking and additional parking on the road is usually available.

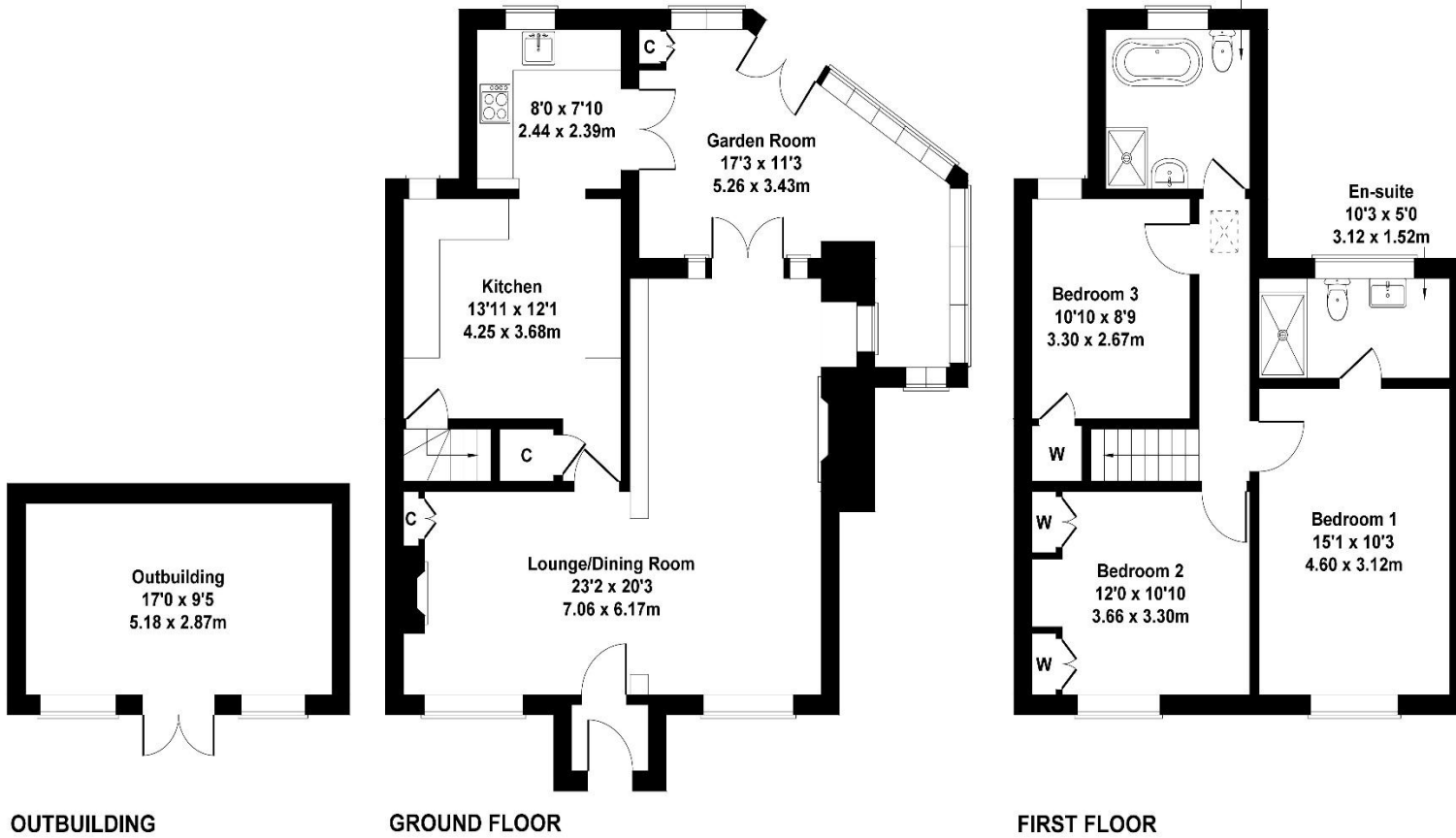


Call Chris MacSweeney to arrange a viewing on 07468 48 88 18

# FLOORPLAN

## Salisbury Road Baldock

Approximate Gross Internal Area  
1578 sq ft - 147 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Tel: 07468 48 88 18

Email: [chris.macsweeney@exp.uk.com](mailto:chris.macsweeney@exp.uk.com)

[www.chrismacsweeney.exp.uk.com](http://www.chrismacsweeney.exp.uk.com)

CHRIS MACSWEENEY



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.